

£52,500 Shared Ownership

Two Rivers Court, Hatton Road, Feltham, London TW14 8FB



- Guideline Minimum Deposit £5,250
- Second Floor
- Open Plan Kitchen/Reception Room
- River Facing Balcony
- Guide Min Income Dual £24.8k | Single £30.8k
- Approx. 470 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £210,000). This well-presented flat is on the second floor, which is the top floor in that part of the building. The property has a nineteen-foot reception room with open-plan kitchen area. A glazed door leads out onto a corner balcony overlooking the Longford and the leafy river-banks. There is a built-in wardrobe in the bedroom, additional hallway storage/utility cupboards and a spacious bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an off-street parking space plus Hatton Cross Station (Piccadilly Line) is within comfortable walking distance and can also be reached via bus or brief bike ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2009).

Minimum Share: 25% (£52,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £437.22 per month (subject to annual review).

Service Charge: £187.54 per month (subject to annual review).

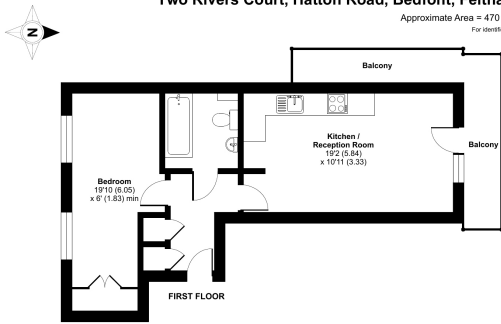
Guideline Minimum Income: Dual - £24,800 | Single - £30,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Two Rivers Court, Hatton Road, Bedfont, Feltham, TW14

Approximate Area = 470 sq ft / 43.7 sq m
For identification only - Not to scale



RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 1st Edition 2018. Produced by Urban Moves - REF: 1102750

DIMENSIONS

SECOND FLOOR

Entrance Hall

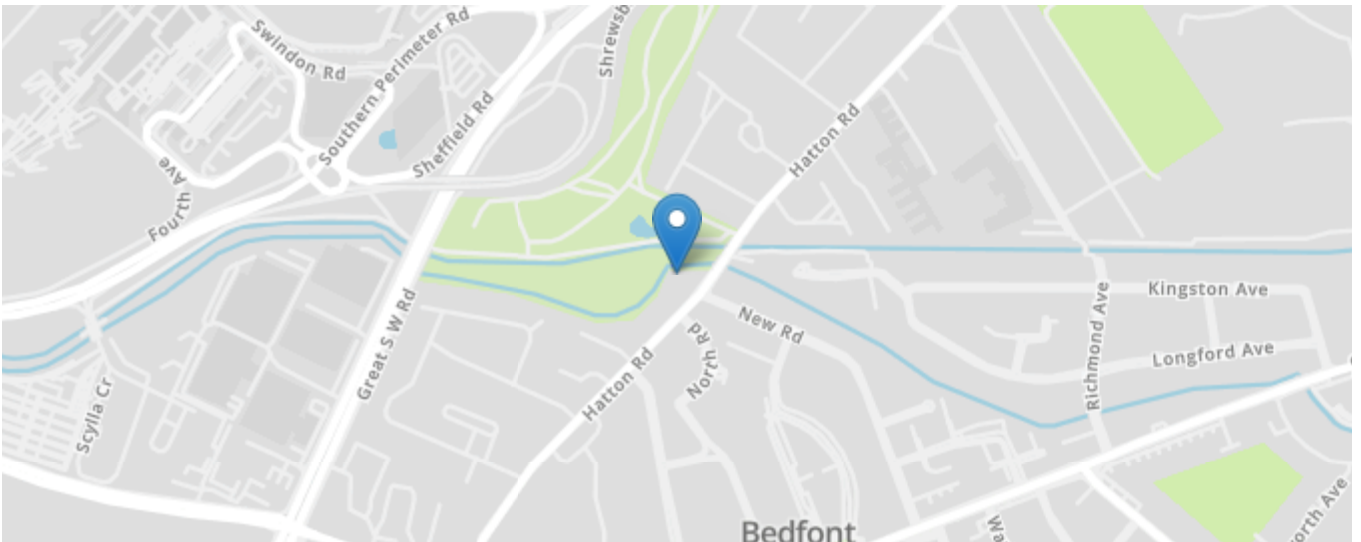
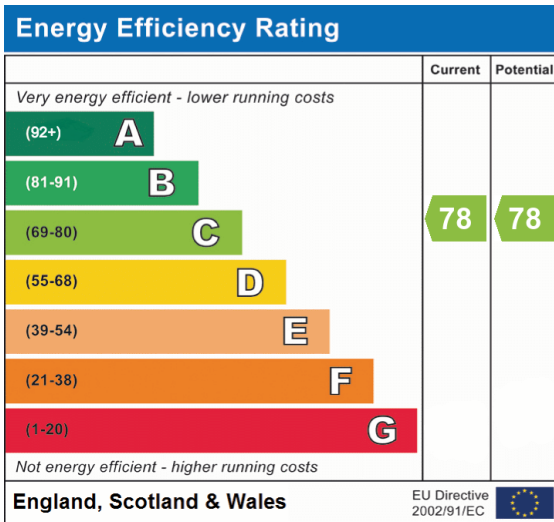
Reception
19' 2" x 10' 11" (5.84m x 3.33m)

Balcony

Kitchen
included in reception measurement

Bathroom

Bedroom
19' 10" x 6' 0" min. (6.05m x 1.83m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.