

£110,000 Shared Ownership

Geraint Thomas House North, The Boulevard, Crawley, West Sussex RH10 1DF



- Guideline Minimum Deposit £11,000
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Close to Town Centre/Railway Station
- Guide Min Income Dual £30.6k | Single £36.8k
- Approx. 590 Sqft Gross Internal Area
- Parking Space
- Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £220,000). This stylishly-presented apartment is on the second floor of a recently-constructed development, close to the extensive range of shops and amenities of Crawley town centre. The property has a spacious reception room with wood flooring and an attractive, open-plan kitchen area featuring handle-less units and integrated appliances. A Juliette balcony and two large windows provide natural light. There is a generously-sized bedroom and a smart, modern bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The block has a communal cycle store and is only a short walk from Crawley Station which offers services to a number of destinations including the south coast and various stations in central London.

Housing Association: A2Dominion.

Tenure: Leasehold (250 years from 19/10/2021).

Minimum Share: 50% (£110,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £288.37 per month (subject to annual review).

Service Charge: £153.72 per month (subject to annual review).

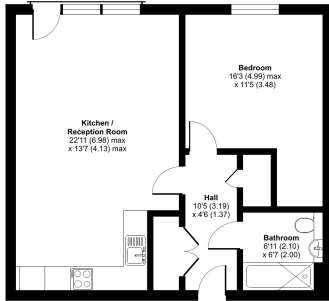
Guideline Minimum Income: Dual - £30,600 | Single - £36,800 (based on minimum share and 10% deposit).

Council Tax: Band B, Crawley Borough Council. 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).

DIMENSIONS

The Boulevard, Crawley, RH10
Approximate Area = 590 sq ft / 54.8 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Gridroom 2024. Produced for Urban Moves. REF: 1186207

SECOND FLOOR

Entrance Hallway

10' 5" x 4' 6" (3.17m x 1.37m)

Reception

22' 11" max. x 13' 7" max. (6.99m x 4.14m)

Kitchen

included in reception measurement

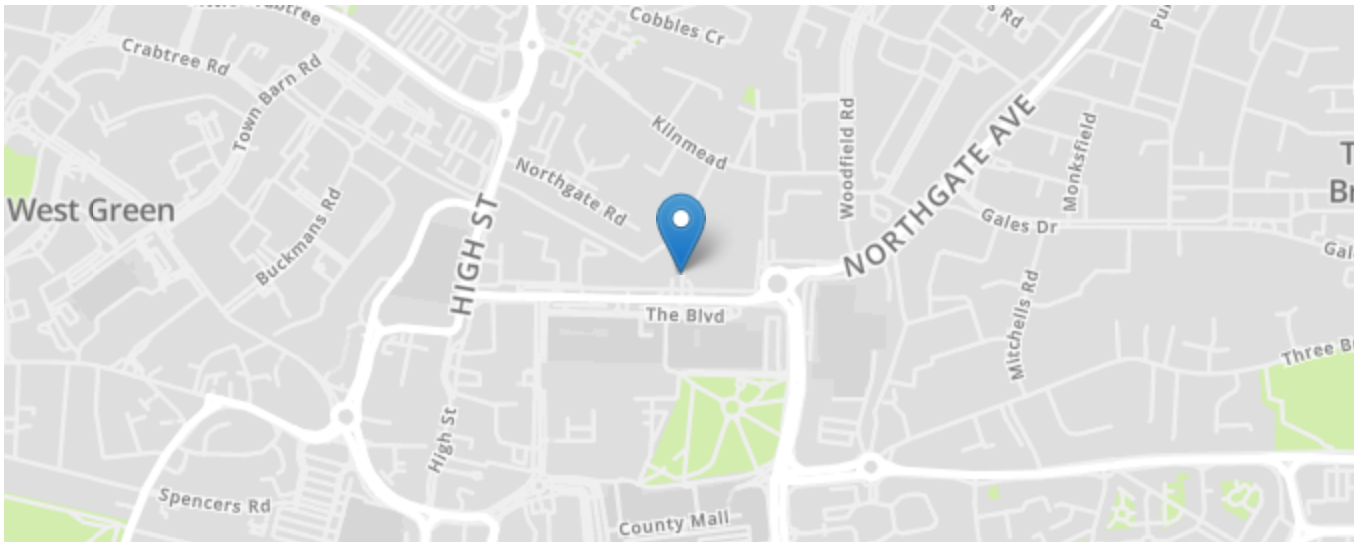
Bedroom

16' 3" max. x 11' 5" max. (4.95m x 3.48m)

Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.