

£117,500 Shared Ownership

Beech House, 1 Stone Well Road, Staines-upon-Thames, Surrey TW19 7FF



- Guideline Minimum Deposit £11,750
- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Allocated Parking Space
- Guide Min Income Dual £32.3k | Single £38.6k
- Approx. 490 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Walking Distance to Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £235,000). This ground-floor flat has the look of an end-of-terrace house and is accessed via a gate, path and private entrance. The smartly-presented property has a twenty-foot, open-plan kitchen/reception room with wood-laminate flooring and sleek, white units. There is a fitted wardrobe in the bedroom and the naturally-lit bathroom features attractive pencil-mosaic tiles. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space. There is a large supermarket conveniently close by and Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo, can be reached on foot, by bus or by brief cycle ride. Bedfont Lakes Country Park offers beautiful, outside space to explore.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2012).

Minimum Share: 50% (£117,500). The housing association will expect that you will purchase the largest share affordable.

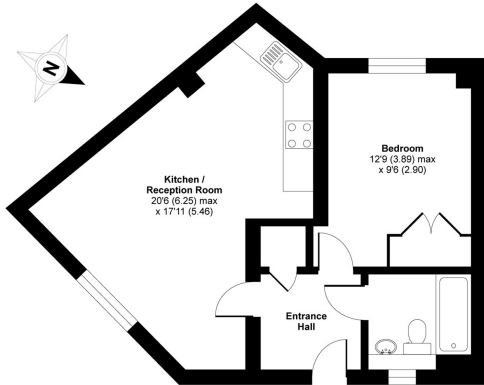
Shared Ownership Rent: £278.34 per month (subject to annual review).

Service Charge: £163.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £32,300 | Single - £38,600 (based on minimum share and 10% deposit).

Council Tax: Band C, Spelthorne 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

GROUND FLOOR

Entrance Hall

Reception

20' 6" max. x 17' 11" (6.25m x 5.46m)

Kitchen

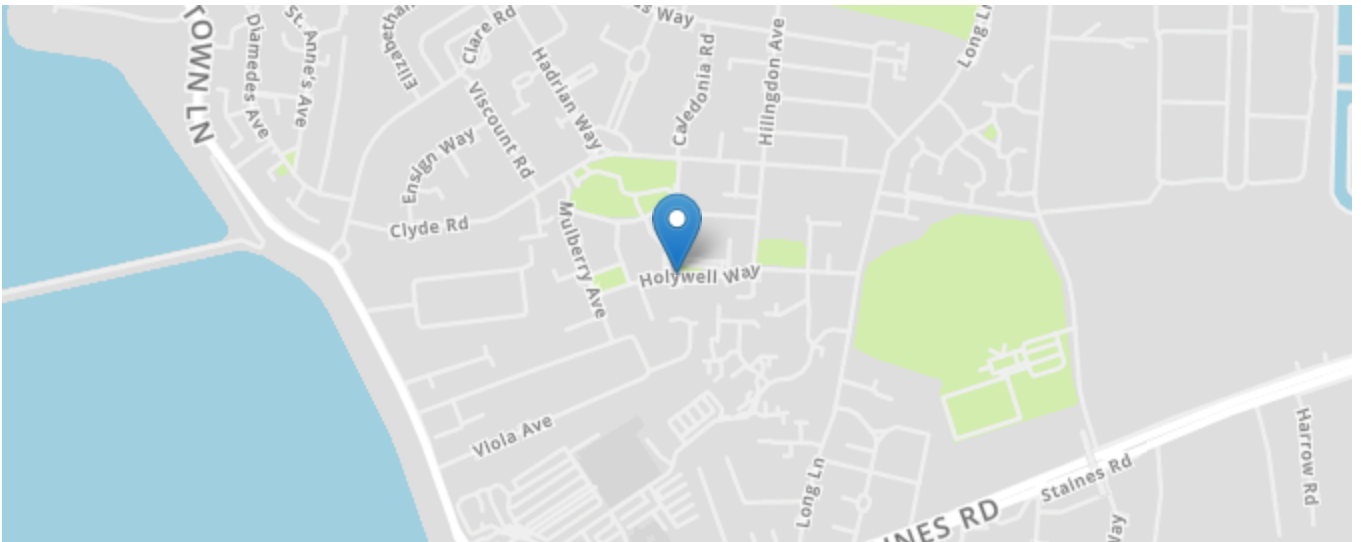
included in reception measurement

Bedroom

12' 9" max. x 9' 6" (3.89m x 2.90m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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.