

£160,000 Shared Ownership

Trico House, Ealing Road, Brentford, London TW8 0AU



- Guideline Minimum Deposit £16,000
- Fifth Floor (building has a lift)
- South Facing Balcony
- Parking Space
- Guide Min Income Dual £56.9k | Single £65.4k
- Approx. 535 Sqft Gross Internal Area
- Overlooks Communal Garden
- Short Walk to Brentford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £320,000). A well-presented one-bedroom apartment on the fifth floor of this smart, modern development. This south-facing property features a reception room with an open-plan kitchen at one end and a balcony, which overlooks the communal garden, at the other end. The bedroom is a good size and there is an attractive bathroom and a hallway storage/utility cupboard. Energy-efficiency is very good, thanks to well insulated walls, modern double glazing and a communal heating and hot water system. The apartment comes with use of a parking space plus Brentford Station, for trains to Weybridge or London Waterloo, is only a short walk away. Syon Park, Gunnersbury Park, the River Thames and Kew Gardens are all within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (156 years from 30/06/2009).

Minimum Share: 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £401.54 per month (subject to annual review).

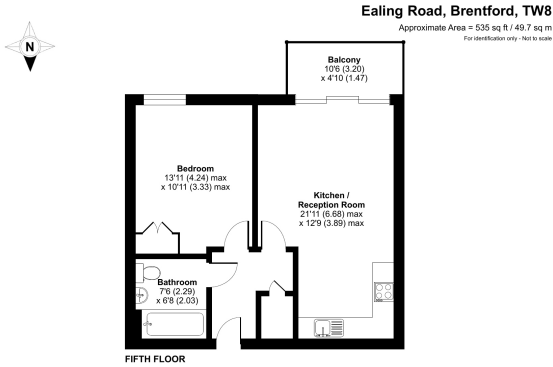
Service Charge: £410.06 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,900 | Single - £65,400 (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).

DIMENSIONS



Plan 2/01 produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 10/01/2024. Produced by Urban Moves. 0207 100969. © Urban Moves 2024.

FIFTH FLOOR

Entrance Hallway

Reception

21' 11" max. x 12' 9" max. (6.68m x 3.89m)

Balcony

10' 6" x 4' 10" (3.20m x 1.47m)

Kitchen

included in reception measurement

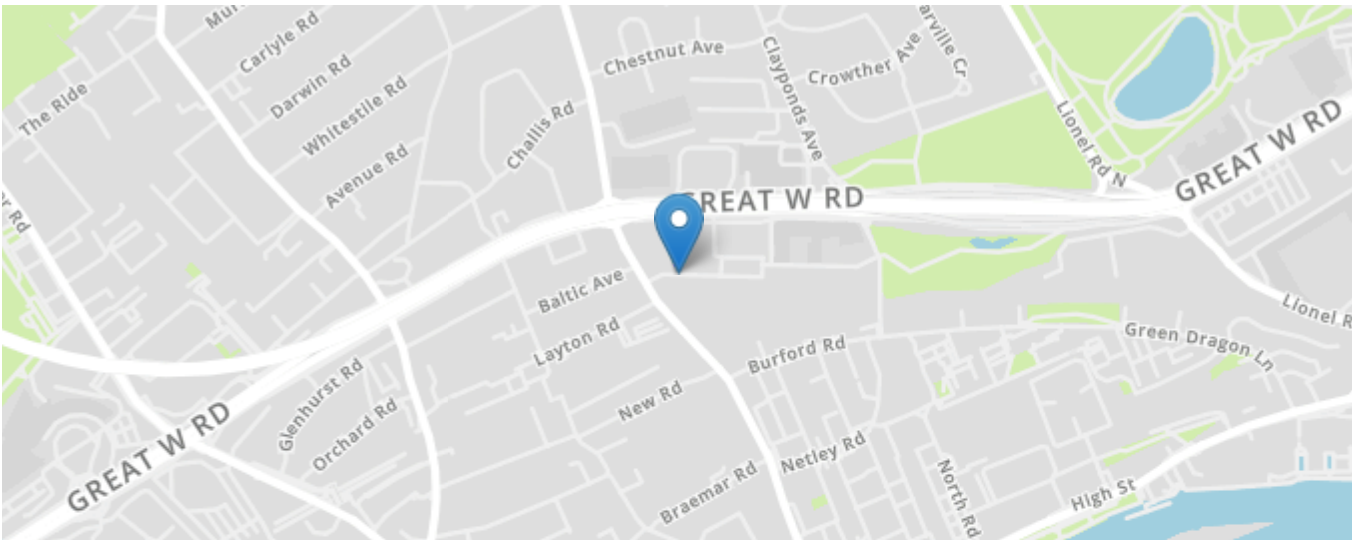
Bedroom

13' 11" max. x 10' 11" max. (4.24m x 3.33m)

Bathroom

7' 6" x 6' 8" (2.29m x 2.03m)

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