

## £147,500 Shared Ownership

Magnolia House, Spelthorne Grove, Sunbury-on-Thames, Surrey TW16 7FA



- Guideline Minimum Deposit £16,000
- First Floor with Balcony
- High Performance Glazing
- Parking Space
- Guide Min Income Dual £46.6k | Single £53.3k
- Approx. 784 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Sunbury Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £320,000). A good-sized, two-bedroom apartment on the first floor of a modern development, conveniently located only a short walk from Sunbury Cross Shopping Centre and Sunbury Railway Station. The property features a twenty-three-foot, dual-aspect kitchen/reception room which opens onto a balcony. There is a large bedroom with fitted wardrobe, a second comfortable double bedroom, an attractive bathroom and spacious entrance hallway. Well insulated walls, high performance glazing and gas central heating have resulted in an excellent energy efficiency rating. The apartment comes with use of a parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2015).

**Minimum Share:** 50% (£147,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £467.88 per month (subject to annual review).

**Service Charge:** £158.71 per month (subject to annual review).

**Guideline Minimum Income:** Dual £46,600 | Single £53,300 (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

### FIRST FLOOR

#### Entrance Hall

#### Reception

23' 4" max. x 12' 4" min. (7.11m x 3.76m)

#### Balcony

9' x 5' (2.74m x 1.52m)

#### Kitchen

included in reception measurement

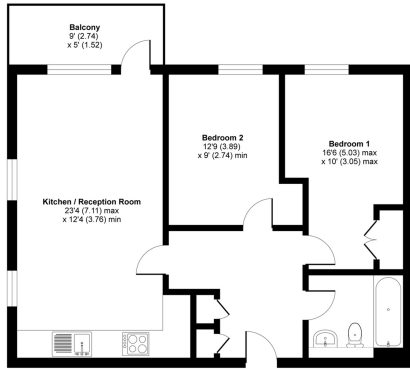
#### Bedroom 1

16' 6" max. x 10' max. (5.03m x 3.05m)

#### Bedroom 2

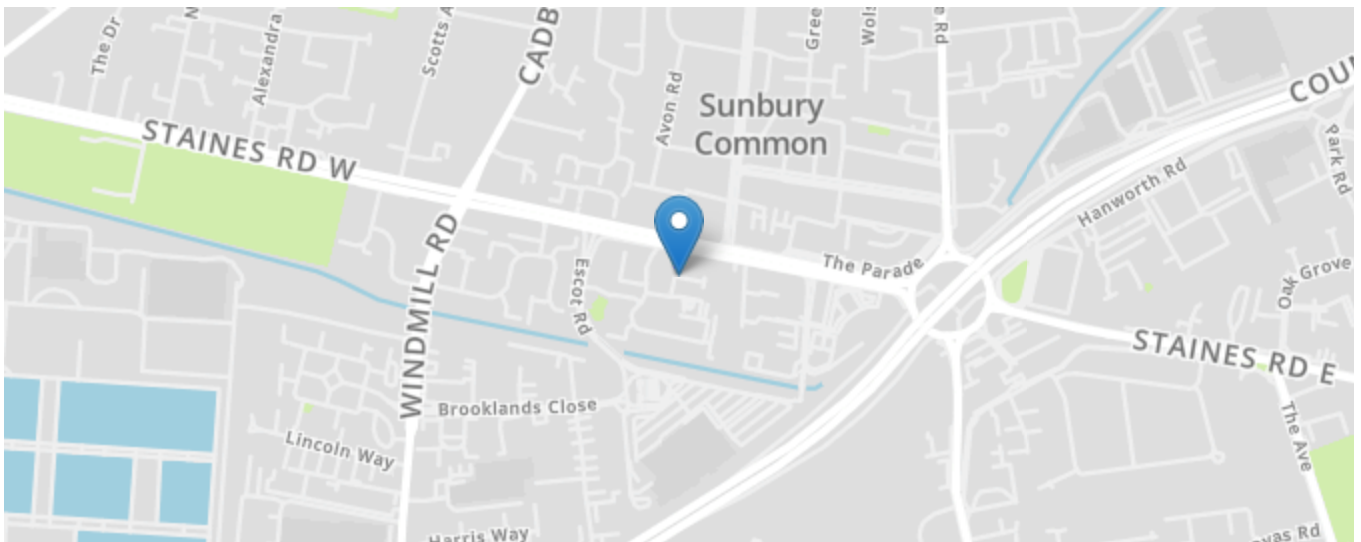
12' 9" x 9' min. (3.89m x 2.74m)

#### Bathroom



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.