

£101,500 Shared Ownership

Perendale Drive, Shepperton, Surrey TW17 0SU



- Guideline Minimum Deposit £10,150
- Ground Floor
- Semi-Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income Dual £38.8k | Single £45k
- Approx. 720 Sqft Gross Internal Area
- Fitted Wardrobes in Both Bedrooms
- Double Glazing and Gas Central Heating

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). A very well-presented, ground-floor flat featuring a spacious reception/dining room with sleek semi-open-plan kitchen. Both bedrooms are comfortable doubles and include built-in wardrobes. There is an attractive, naturally-lit bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. The energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and gas central heating. To the rear of the building are parking bays, including a space for this property. Alternatively, Sunbury Railway Station, for services into London Waterloo, can be reached via bus or brief cycle ride. Junction 1 of the M3 is around a six-minute drive away (Google Maps) if heading out to the M25 or beyond.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/12/2009).

Minimum Share: 35% (£101,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £510.56 per month (subject to annual review).

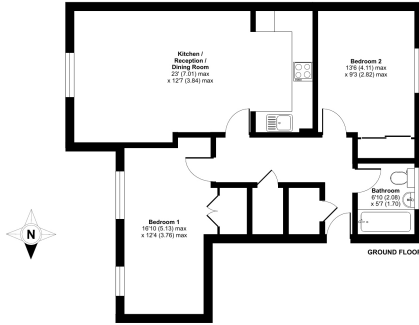
Service Charge: £186.11 per month (subject to annual review).

Guideline Minimum Income: Dual £38,800 | Single £45,000 (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).

Perendale Drive, Shepperton, TW17
Approximate Area = 722 sq ft / 67 sq m
For information only - Not to scale



Plan data produced in accordance with RICS Property Measurement 3rd Edition, Approved International Property Measurement Standards (IPMS) Handbook, 1st Edition 2023. Produced by Urban Moves, REF: U230208

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

23' max. x 12' 7" max. (7.01m x 3.84m)

Kitchen

included in reception measurement

Bedroom 1

16' 10" max. x 12' 4" max. (5.13m x 3.76m)

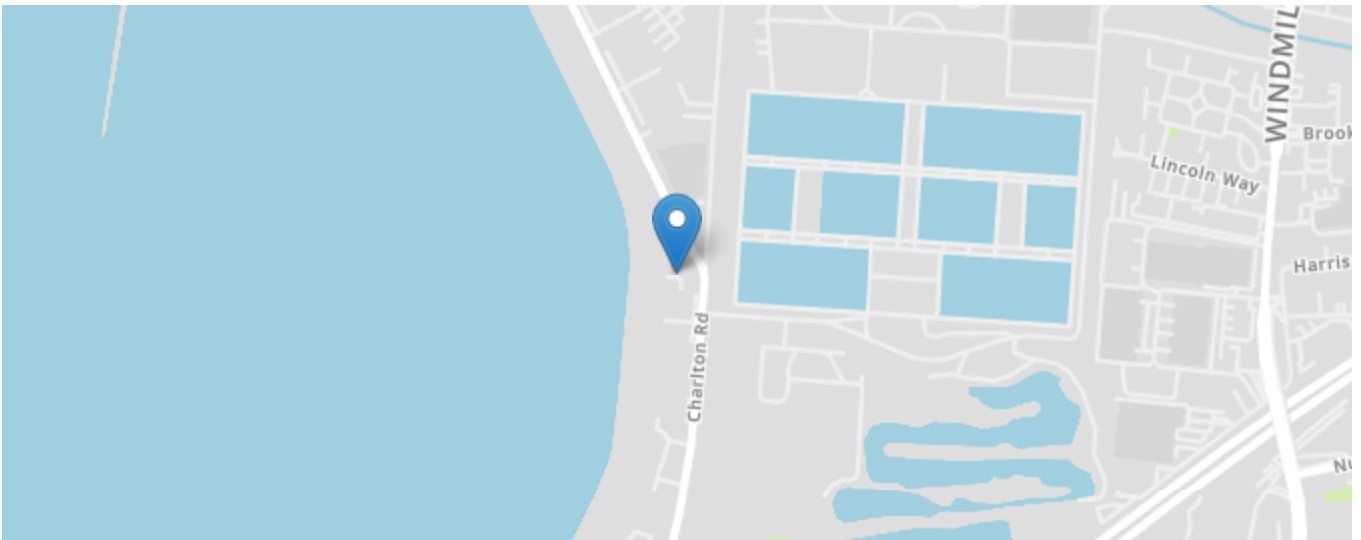
Bedroom 2

13' 6" max. x 9' 3" max. (4.11m x 2.82m)

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

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.