

£255,500 Shared Ownership

Fawns Manor Close, Feltham, London TW14 8EN



- Guideline Minimum Deposit £25,550
- Two Storey, Two Bedroom, End of Terrace House
- Good-Sized Front Garden
- Parking Space (EV charging point available)
- Guide Min Income Dual £56k | Single £64.3k
- Approx. 575 Sqft (exc. reduced height areas)
- Large Rear Garden
- Tube/Rail Stations Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £365,000). This well-presented property has a conventional layout and features a sleek, modern kitchen at the front, some useful under-stairs storage and a good-sized reception/dining room at the rear. On the first floor is a spacious main bedroom plus a smaller second double bedroom and a recently-upgraded shower room. Both bedrooms include a fitted wardrobe. The end-terrace position of this house allows for a slightly bigger front garden and a much larger rear garden than the rest of the terrace. There are highly-rated schools in the local area and nearby Bedfont Lakes Country Park provides beautiful outside space to explore. The parking space that comes with the property has an electric-vehicle charging point. Alternatively, the Heathrow Terminal 4 Piccadilly/Elizabeth Line station and Feltham, for SWR services into Waterloo, can both be reached by local bus or brief cycle ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/12/1986).

Share Available: 70% (£255,500).

Shared Ownership Rent: £125.46 per month (subject to annual review).

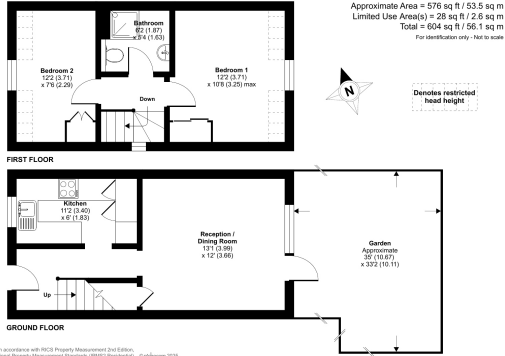
Service Charge: £110.24 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,000 | Single - £64,300 (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.

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1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Residential National Property Measurement Standards (RNPMS) Revision 1, 6th December 2023. Produced by Urban Moves, REF: 1238029

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

11' 2" max. x 6' max. (3.40m x 1.83m)

Reception / Dining Room

13' 1" x 12' (3.99m x 3.66m)

Rear Garden

Approx. 35' x 33' 2" (10.67m x 10.11m)

FIRST FLOOR

Landing

Bedroom 1

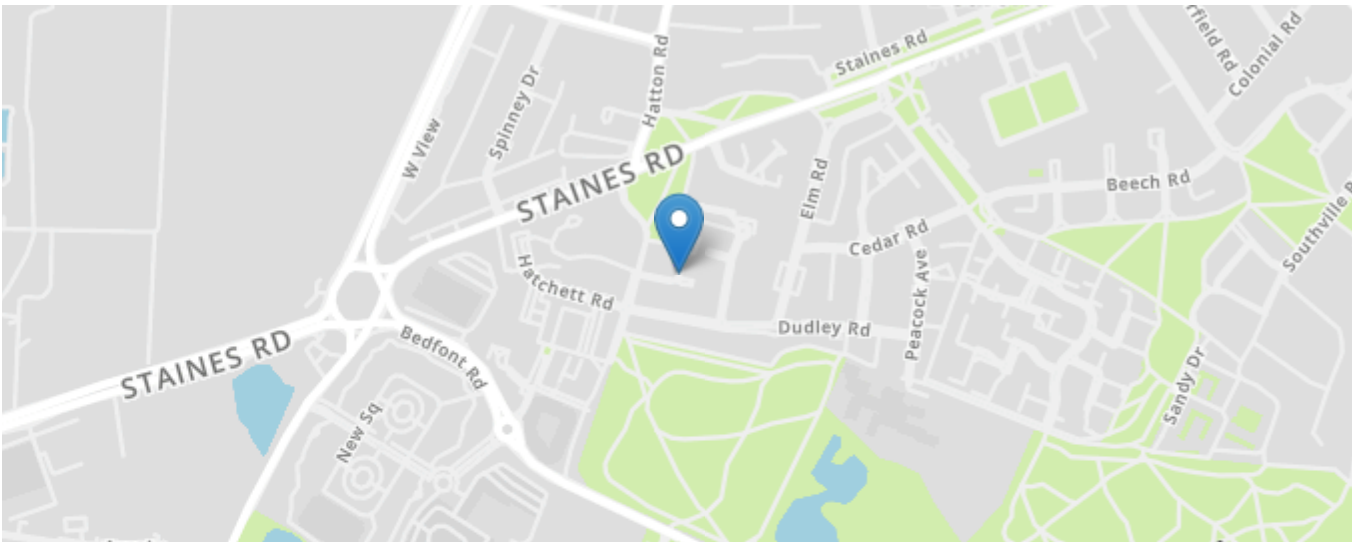
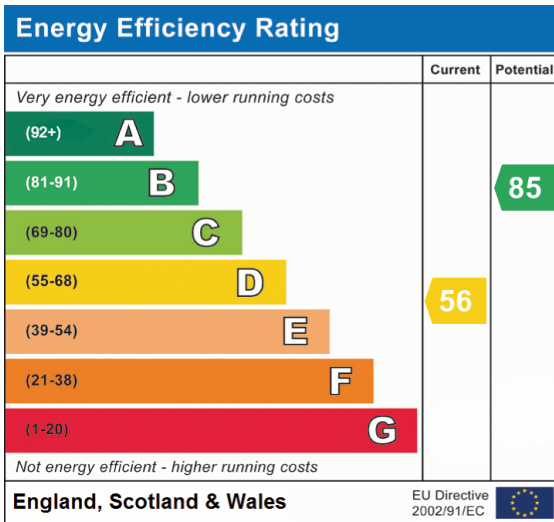
12' 2" x 10' 8" max. (3.71m x 3.25m)

Shower Room

6' 2" x 5' 4" (1.88m x 1.63m)

Bedroom 2

12' 2" x 7' 6" (3.71m x 2.29m)



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.