

## £62,500 Shared Ownership

Molineaux Court, Pontes Avenue, Hounslow, London TW3 3FJ



- Guideline Minimum Deposit £6,250
- First Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income Dual £30.1k | Single £36.4k
- Approx. 491 Sqft Gross Internal Area
- Balcony
- Walking Distance to Tube/Mainline Stations

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £250,000). This smartly-presented apartment is on the first floor of a modern development and has a twenty-one-foot, open-plan kitchen/reception room with sleek units and integrated appliances. Double doors lead out onto a balcony. There is a fitted wardrobe in the bedroom, additional space storage in the hallway and an attractive bathroom with marble style tiles. Shops and supermarkets can be found nearby and the Treaty Shopping Centre is within easy reach. Hounslow Central (Piccadilly Line) and Hounslow Railway Station (SWR services in to Waterloo) are both within comfortable walking distance. The property comes with use of an allocated parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/06/2011).

**Minimum Share:** 25% (£62,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £472.67 per month (subject to annual review).

**Service Charge:** £233.63 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,100 | Single - £36,400 (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).

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Approximate Area = 491 sq ft / 45.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Plan prepared in accordance with RICS Property Measurement 2nd Edition. Produced by Urban Moves. 0271 1248000. ©Urban Moves 2022.

## DIMENSIONS

### FIRST FLOOR

**Entrance Hall**  
10' 5" x 4' 4" (3.17m x 1.32m)

**Reception**  
21' 2" max. x 12' 10" max. (6.45m x 3.91m)

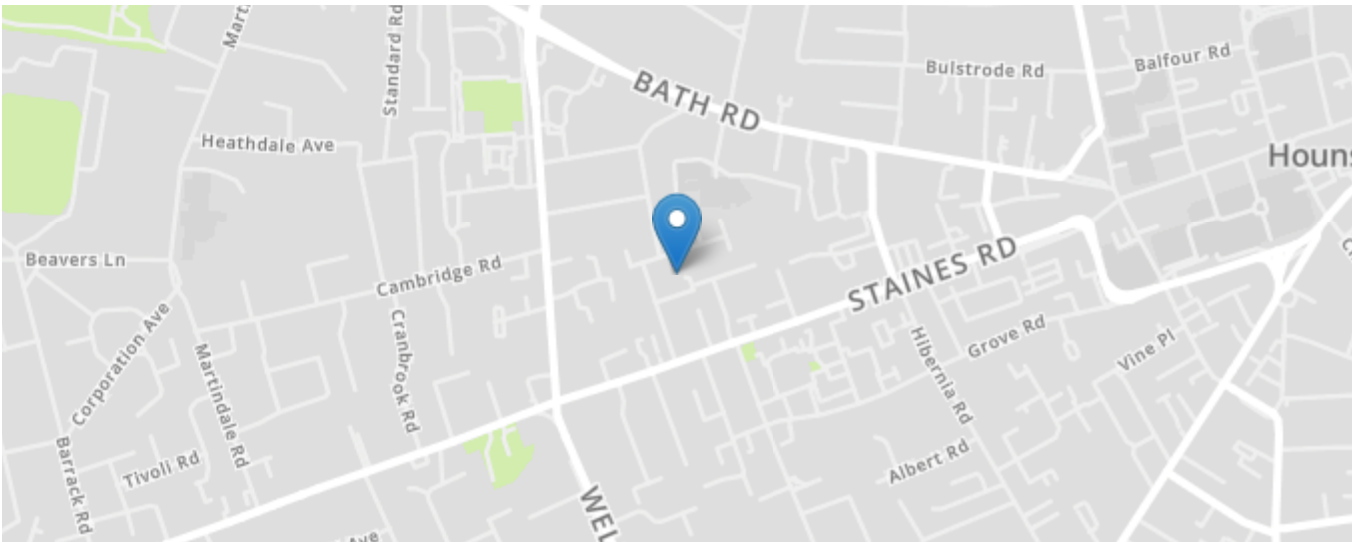
**Balcony**  
5' 11" x 4' 0" (1.80m x 1.22m)

**Kitchen**  
included in reception measurement

**Bedroom 1**  
10' 5" x 10' 4" (3.18m x 3.15m)

**Bathroom**  
7' 6" x 6' 11" (2.29m x 2.11m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(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.