

£160,000 Shared Ownership

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



- Guideline Minimum Deposit £16,000
- Fourth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Allocated Parking Space
- Guide Min Income Dual £64.7k | Single £74.6k
- Approx. 705 Sqft Gross Internal Area
- South West Facing Balcony
- Short Walk to Brentford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £400,000). A south-west-facing, two-bedroom apartment on the fourth floor of this modern development. The property features a nineteen-foot reception room with a balcony at one end and a spacious, open-plan kitchen area at the other. Both bedrooms are comfortable, and similar-sized, doubles. There is a simple, modern 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, double glazed windows and a communal heating/hot water system. The apartment comes with use of an allocated parking space plus Brentford Station, for rail services between Weybridge and 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: 40% (£160,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £597.99 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £64,700 | Single - £74,600 (based on minimum share and 10% deposit).

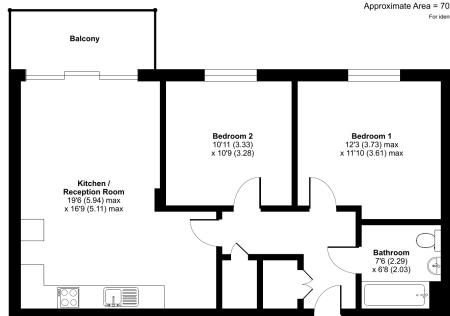
Council Tax: Band D, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

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 = 705 sq ft / 65.5 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) (December 2015).
Produced for Urban Moves. REF: 1241982

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

19' 6" max. x 16' 9" max. (5.94m x 5.11m)

Balcony

9' 1" x 4' 8" (2.77m x 1.42m)

Kitchen

included in reception measurement

Bedroom 1

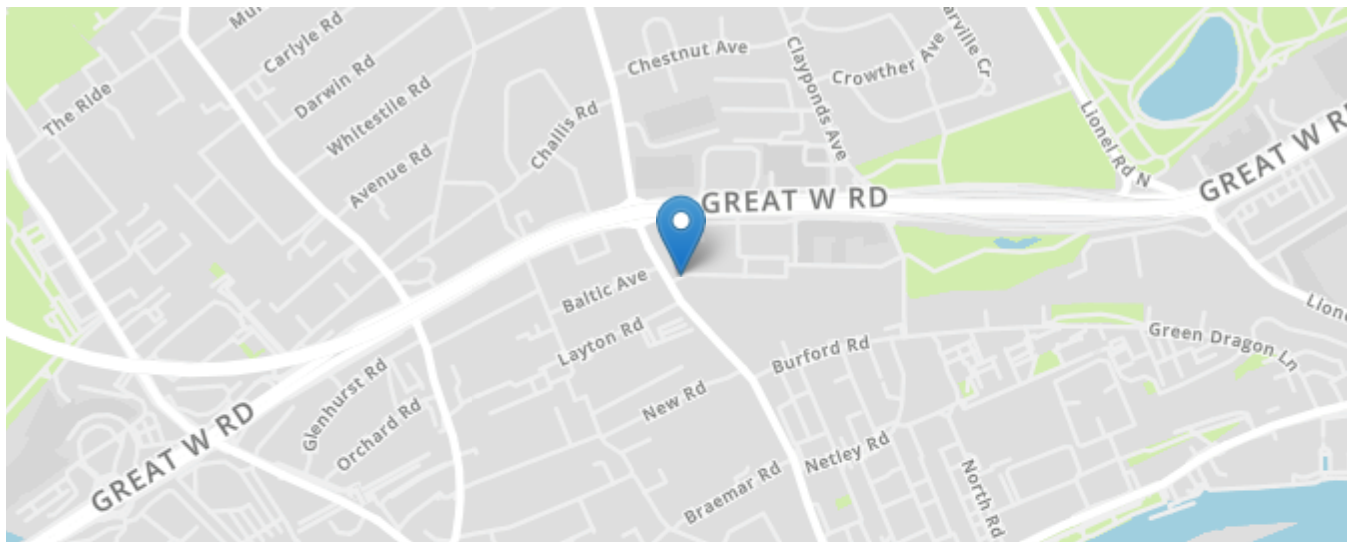
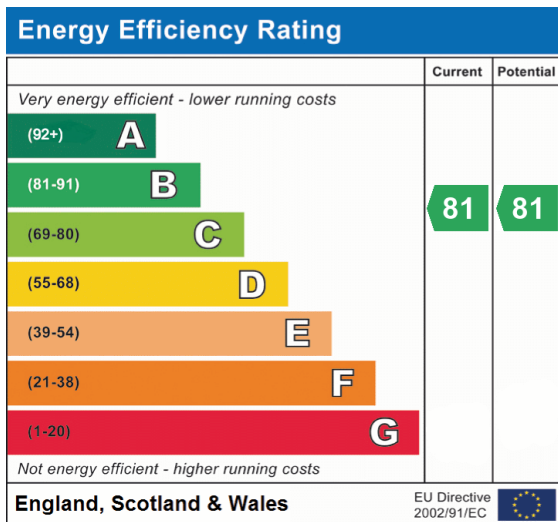
12' 3" max. x 11' 10" max. (3.73m x 3.61m)

Bedroom 2

10' 11" x 10' 9" (3.33m x 3.28m)

Bathroom

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



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.