

£75,000 Shared Ownership

Ascot House, 30 Mill Mead, Staines, Surrey TW18 4QP



- Guideline Minimum Deposit £7,500
- Fourth Floor (building has a lift)
- Full Width Balcony
- Close to Town Centre/Station
- Guide Min Income Dual £32.5k | Single £38.8k
- Approx. 541 Sqft Gross Internal Area
- Communal Garden and Roof Terrace
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £300,000). This stylish apartment is on the fourth floor of a recently-built development and appears in excellent condition throughout. The property has a semi-open-plan kitchen featuring handle-less, gloss-white units and integrated appliances. A sliding door leads from the reception out onto a full-width balcony overlooking the communal garden. The spacious bedroom has an additional balcony door and the bathroom is attractive and high-spec. A large storage/utility cupboard has been provided in the entrance hall and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The town centre and main shopping district are close by and Staines Railway Station, for services between Reading/Weybridge/Windsor & Eton Riverside and London Waterloo, is also only a short walk away. Residents of Ascot House can make use of the communal roof terrace which offers a panoramic view of the surrounding area. Very long lease.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/01/2019).

Minimum Share: 25% (£75,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £488.51 per month (subject to annual review).

Service Charge: £205.90 per month (subject to annual review).

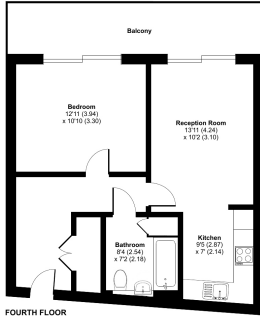
Guideline Minimum Income: Dual - £32,500 | Single - £38,800 (based on minimum share and 10% deposit).

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). There is no parking space offered with this property.

Mill Mead, Staines-upon-Thames, TW18

Approximate Area = 541 sq ft / 50.3 sq m
For identification only - Not to scale



FOURTH FLOOR

① Floor plan compiled in accordance with RICS Property Measurement 2nd Edition, Approved International Property Measurement Standards (IPIMS) Standard, Produced by Urban Moves, REF: 1287601, ©UrbanMoves 2022

DIMENSIONS

FOURTH FLOOR

Entrance Hall

Reception

13' 11" x 10' 2" (4.24m x 3.10m)

Balcony

Kitchen

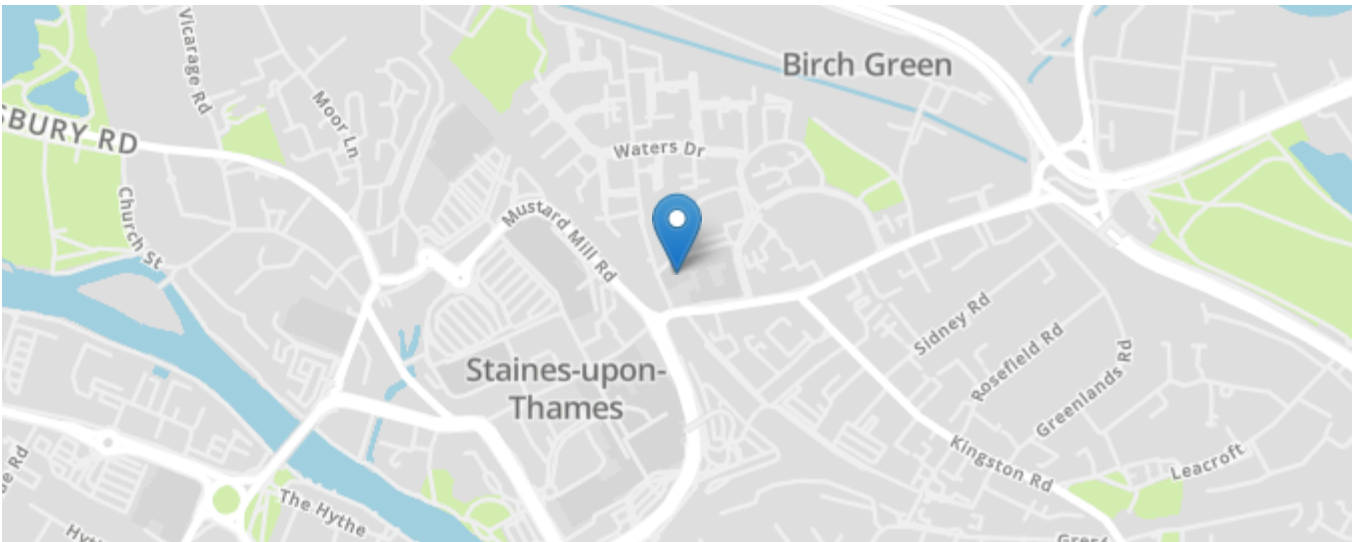
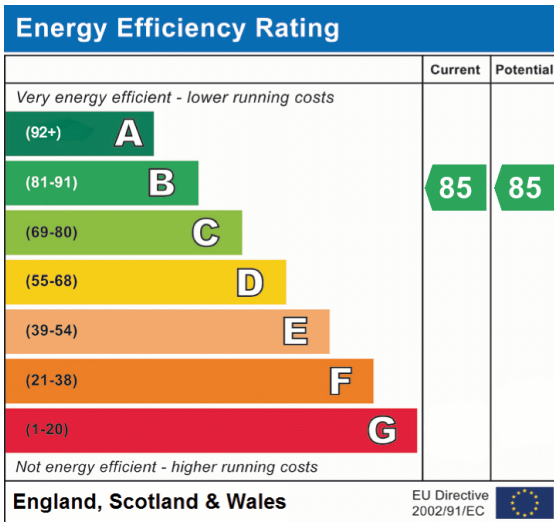
9' 5" x 7' 0" (2.87m x 2.13m)

Bedroom

12' 11" x 10' 10" (3.94m x 3.30m)

Bathroom

8' 4" x 7' 2" (2.54m x 2.18m)



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.