

£368,000 Shared Ownership

Albany Way, Laleham, Surrey TW18 1BG



- Guide Dual Income £79.6k 15% deposit £55.2k
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- East/South East Facing Rear Garden
- Guide Single Income £75.5k with 30% (£110k) deposit
- Approx. 928 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces (one with EV charging point)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 80% share. Full market value £460,000). This smartly-presented property has a cloakroom/WC just off the entrance hallway, a good-sized kitchen and a spacious reception/dining room. Double doors open onto a fifty-foot, east/south-east-facing rear garden with patio and lawn. On the first floor is a full-width main bedroom with built-in, mirror-fronted wardrobe plus two further bedrooms and a simple, white-tiled bathroom. Well insulated walls, modern double glazing and a combination of solar and gas water heating make for a good energy-efficiency rating. At the front of the house are two parking spaces and an electric-vehicle charging point. Alternatively, the Ashford and Staines railway stations can both be reached via brief bus or bike ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 09/12/2011).

Share Available: 80% (£368,000).

Shared Ownership Rent: £230.14 per month (subject to annual review).

Service Charge: £65.11 per month (subject to annual review).

Guideline Minimum Income: Dual - £79,600 (based on minimum share and 15% deposit). | Single - £75,500 (based on minimum share and 30% deposit).

Council Tax: Band D, 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



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DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m)

Reception/Dining Room

16' 3" max. x 16' max. (4.96m x 4.88m)

Garden

approximately 50' 8" x 43' 1" (15.44m x 13.13m)

FIRST FLOOR

Landing

Bedroom 1

14' 1" to front of wardrobe x 7' 7" (4.29m x 2.31m)

Bathroom

8' 2" max. x 6' 1" max. (2.49m x 1.85m)

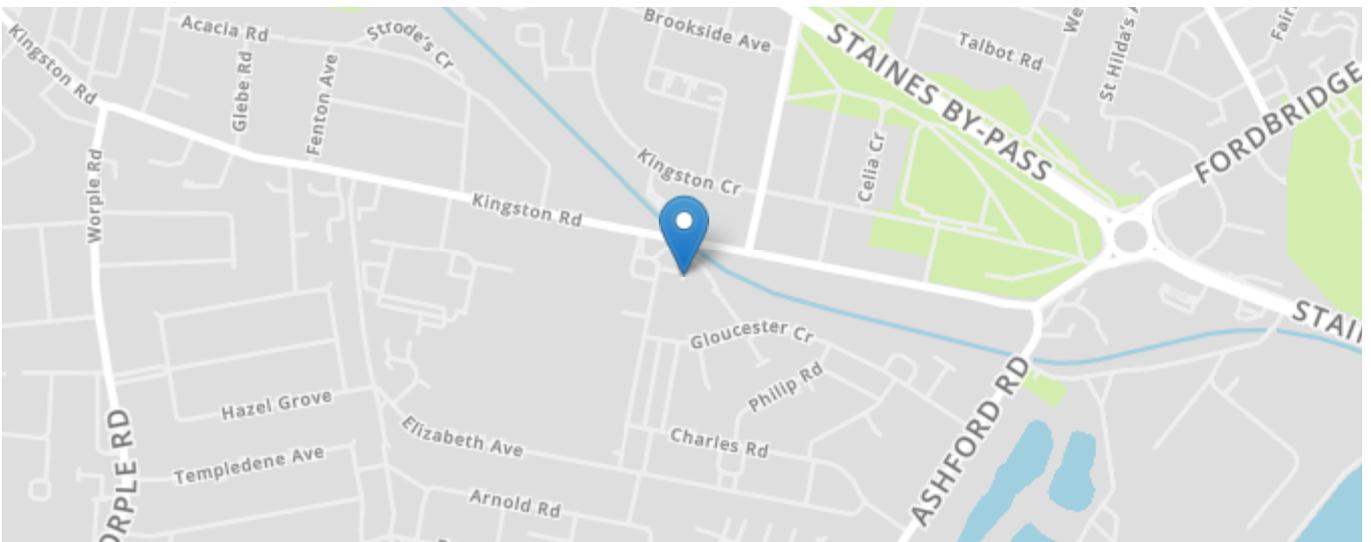
Bedroom 2

13' 9" x 8' 2" (4.18m x 2.50m)

Bedroom 3

9' 10" x 7' 8" (3.00m x 2.34m)

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.