

## £240,000 Shared Ownership

Magnolia House, Spelthorne Grove, Sunbury-on-Thames, Surrey TW16 7FA



- Guideline Minimum Deposit £24,000
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min. Income - Dual £61k | Single £70k
- Approx. 749 Sqft Gross Internal Area
- South Facing Balcony
- Short Walk from Sunbury Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 80% share. Full market value £300,000). This well-presented, second-floor apartment has an almost twenty-eight-foot main room with a dining area, built-in storage cupboard and a sleek, white kitchen. A glazed door leads out onto a balcony which faces south, overlooking the communal lawn. Both bedrooms are good-sized doubles and one features a fitted wardrobe. The bathroom is simple yet stylish and modern insulation standards, high performance glazing and gas central heating make for an excellent energy-efficiency rating. The apartment comes with use of a parking space plus Magnolia House is only a short walk from Sunbury Cross Shopping Centre and Sunbury Railway Station.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 24/06/2015).

**Share Available:** 80% (£240,000).

**Shared Ownership Rent:** £199.94 per month (subject to annual review).

**Service Charge:** £252.66 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £61,000 | Single - £70,000 (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).

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception

27' 11" max. x 17' 7" max. (8.51m x 5.36m)

#### Kitchen

included in reception measurement

#### Balcony

10' 11" x 4' 3" (3.33m x 1.30m)

#### Bedroom 1

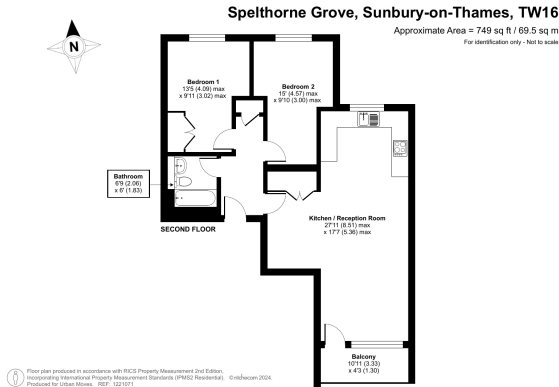
13' 5" max. x 9' 11" max. (4.09m x 3.02m)

#### Bedroom 2

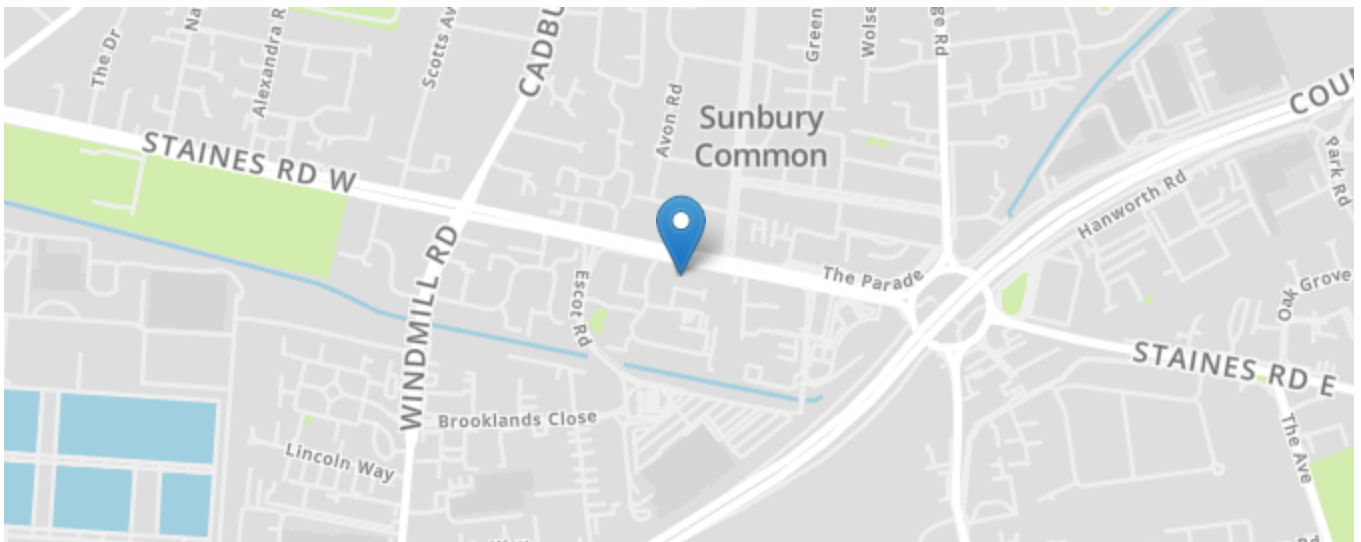
15' 0" max. x 9' 10" max. (4.57m x 3.00m)

#### Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(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		
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.