

£162,250 Shared Ownership

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



- Guideline Minimum Deposit £16,225
- First Floor (building has a lift)
- South/South-West-Facing
- Parking Space
- Guide Min Income Dual £51.8k | Single £59.4k
- Approx. 670 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk to Sunbury Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (advertised price represents the 55% share offered. Full market value £295,000). A modern, first-floor apartment which has a twenty-three-foot reception room with spacious, open-plan kitchen area. There is a main bedroom with fitted wardrobe plus a second double bedroom and an attractive bathroom. A pair of built-in storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and gas central heating. Magnolia House is only a short walk from both Sunbury Cross Shopping Centre and Sunbury Railway Station. The apartment is south/south-west facing, has a Juliette balcony and comes with use of an allocated parking space.

Housing Association: A2Dominion.

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

Minimum Share: 55% (£162,250). The housing association will expect that you will purchase the largest share affordable.

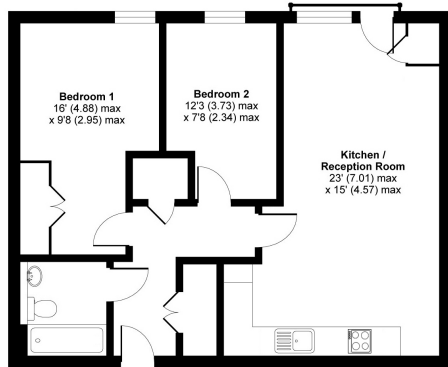
Shared Ownership Rent: £419.32 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £51,800 | Single - £59,400 (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).



FIRST FLOOR



DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

23' 0" max. x 15' 0" max. (7.01m x 4.57m)

Kitchen

included in reception measurement

Bedroom 1

16' 0" max. x 9' 8" max. (4.88m x 2.95m)

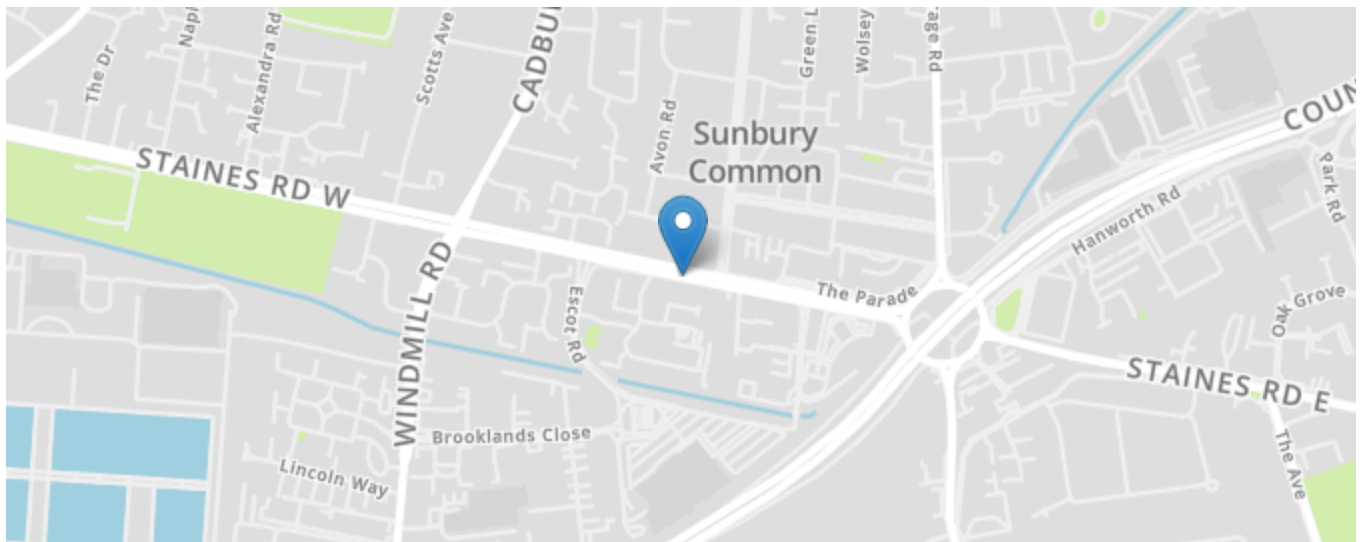
Bedroom 2

12' 3" max. x 7' 8" max. (3.73m x 2.34m)

Bathroom

6' 9" x 5' 6" (2.05m x 1.68m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(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.