

£121,500 Shared Ownership

Beech House, 1 Stone Well Road, Staines, Surrey TW19 7FF



- Guideline Minimum Deposit £12,150
- Second (Top) Floor
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £39.3k | Single £45.6k
- Approx. 727 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Large Supermarket Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £270,000). This well-presented property is on the second (top) floor and has a spacious, dual-aspect (south and east facing) reception room with open-plan kitchen area featuring sleek units and integrated appliances. The bedrooms are both comfortable doubles and there is a stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is good, thanks to well insulated walls, modern double glazing and gas central heating. There is a large supermarket conveniently close by and Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo, can be reached on foot, via local bus or by brief cycle ride. The flat comes with use of a parking space.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2012).

Minimum Share: 45% (£121,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £396.45 per month (subject to annual review).

Service Charge: £198.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,300 | Single - £45,600 (based on minimum share and 10% 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 document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

16' 10" x 16' 7" (5.12m x 5.05m)

Kitchen

included in reception measurement

Bedroom 1

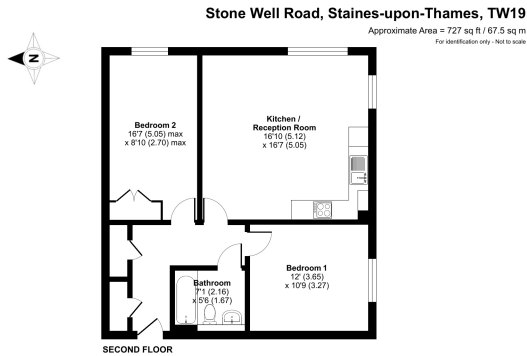
12' 0" x 10' 9" (3.65m x 3.27m)

Bedroom 2

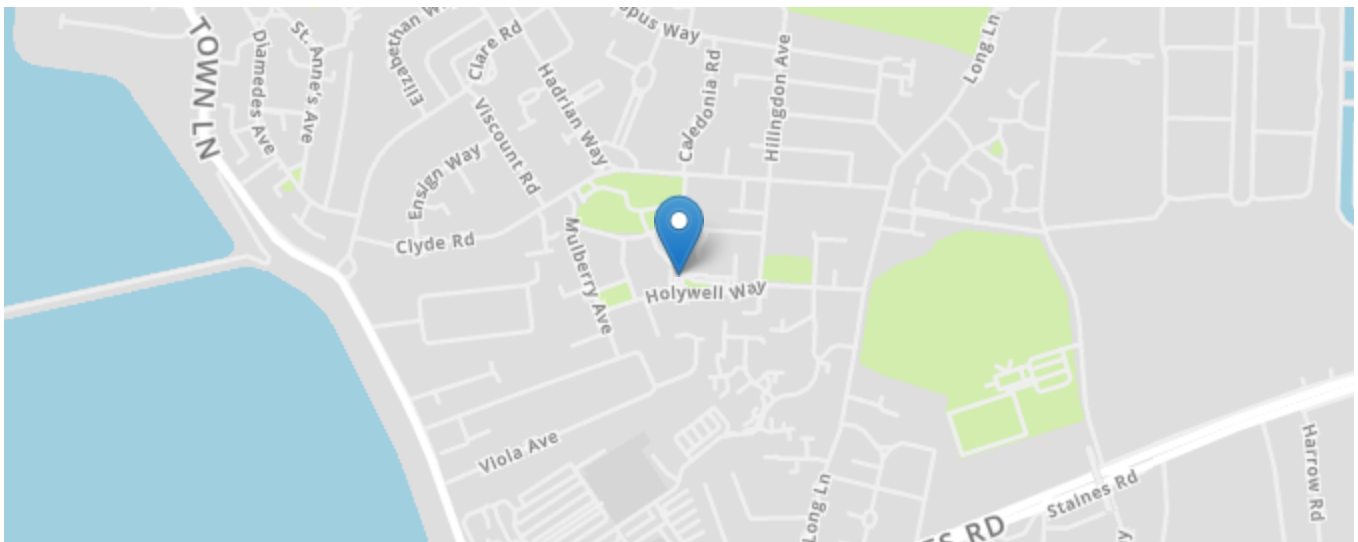
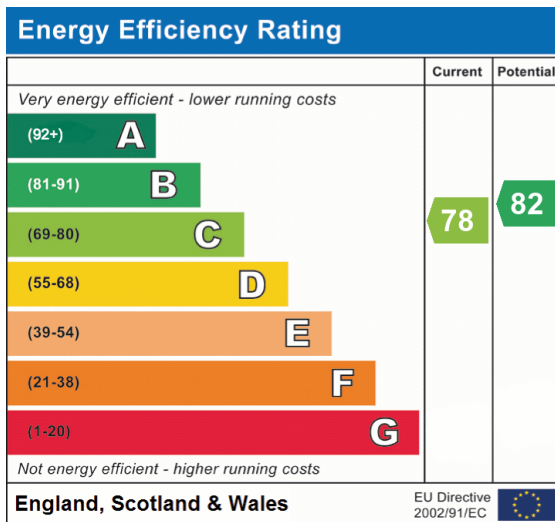
16' 7" max. x 8' 10" max. (5.05m x 2.70m)

Bathroom

7' 1" x 5' 6" (2.16m x 1.67m)



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves: 3627-128430 © midwinter 2018



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