

£97,500 Shared Ownership

Trico House, Ealing Road, Brentford, London TW8 0AU



- Guideline Minimum Deposit £9,750
- Approx. 717 Sqft Gross Internal Area
- Balcony
- Short Walk from Brentford Railway Station
- Fourth Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income Dual £56.6k | Single £65k

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £390,000). This modern, fourth-floor apartment has a spacious reception room with open-plan kitchen area and a sliding door that leads out onto a balcony which overlooks the communal garden. The bedrooms are near-identically-sized doubles, there is an attractive bathroom and built-in storage/utility cupboards in the entrance hallway. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Brentford Station, for rail services between Weybridge and London Waterloo, is only a short walk away and Syon Park, Gunnersbury Park, the River Thames and Kew Gardens are all within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (156 years from 30/06/2009).

Minimum Share: 25% (£97,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £741.49 per month (subject to annual review).

Service Charge: £424.88 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,600 | Single - £65,000 (based on minimum share and 10% deposit).

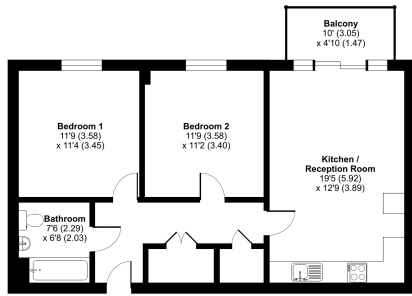
Council Tax: Band D, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

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.

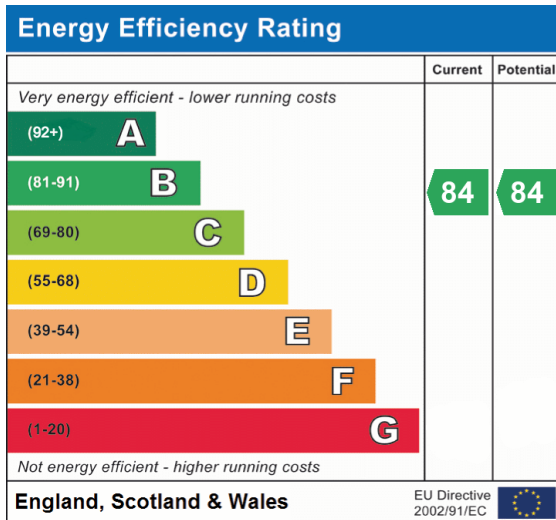


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Approximate Area = 717 sq ft / 66.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS Residential). Produced for Urban Moves. REF: 128228



DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

19' 5" x 12' 9" (5.92m x 3.89m)

Kitchen

included in reception measurement

Balcony

10' 0" x 4' 10" (3.05m x 1.47m)

Bedroom 1

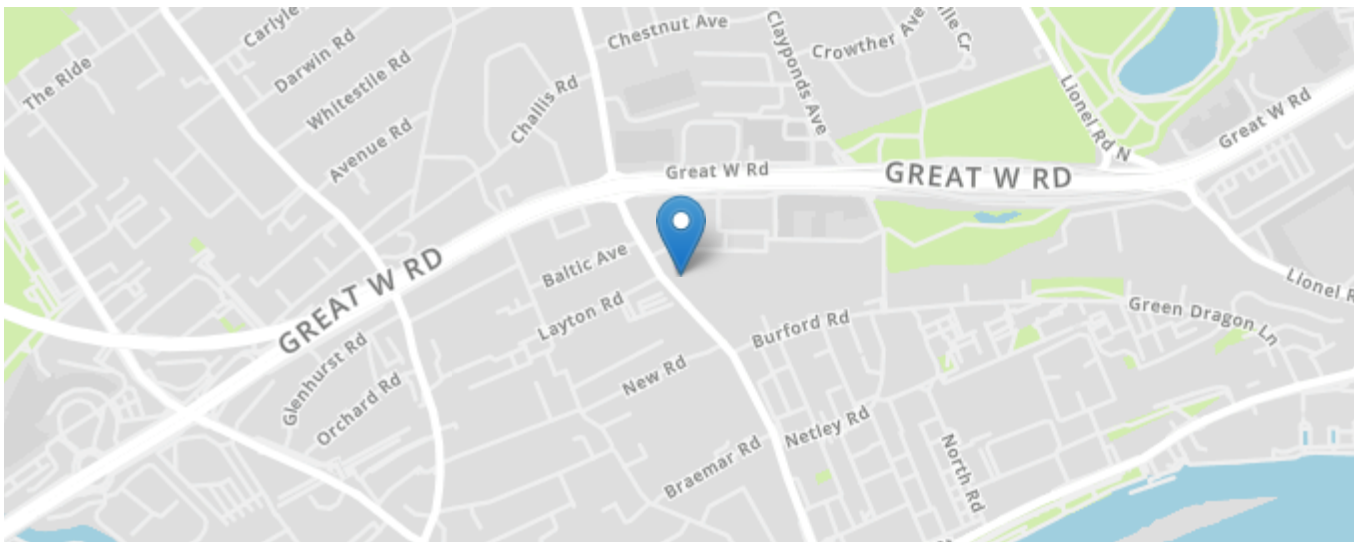
11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom 2

11' 9" x 11' 2" (3.58m x 3.40m)

Bathroom

7' 6" max. x 6' 8" max. (2.29m x 2.03m)



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.