

## £105,000 Shared Ownership

Shilling Close, Tilehurst, Reading, Berkshire RG30 4EW



- Guideline Minimum Deposit £10,500
- Second (Top) Floor
- Kitchen Separate from Reception Room
- Double Glazing and Gas Central Heating
- Guide Min Income Dual £36.4k | Single £42.7k
- Approx. 507 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £210,000). A top-floor, two-bedroom flat which features a good-sized reception room and separate kitchen. The bedrooms are both comfortable doubles with fitted storage and the bathroom is naturally lit. Well insulated walls and roof, double glazed windows and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space and there is also a communal bike store and a communal lawn on the south-facing side of the block. A shopping centre and large supermarket can be found nearby plus Prospect Park provides beautiful outside space to explore. Reading town centre and the main railway station can be easily reached by bus and the location also allows easy access to the M4.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/12/2002).

**Minimum Share:** 50% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £430.65 per month (subject to annual review).

**Service Charge:** £186.88 per month (subject to annual review).

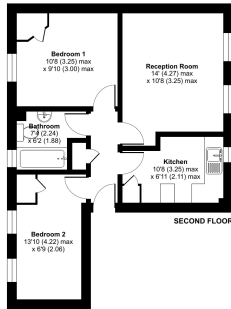
**Guideline Minimum Income:** Dual - £36,400 | Single - £42,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Reading 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).

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Approximate Area = 507 sq ft / 47.1 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating the related Property Measurement Standards (PMS2 Residential). © Urbanmoves 2020. Produced by Urban Moves, 8027, 1301205

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Kitchen

10' 8" max. x 6' 11" max. (3.25m x 2.11m)

#### Reception Room

14' 0" max. x 10' 8" max. (4.27m x 3.25m)

#### Bedroom 1

10' 8" x 9' 10" (3.25m x 3.00m)

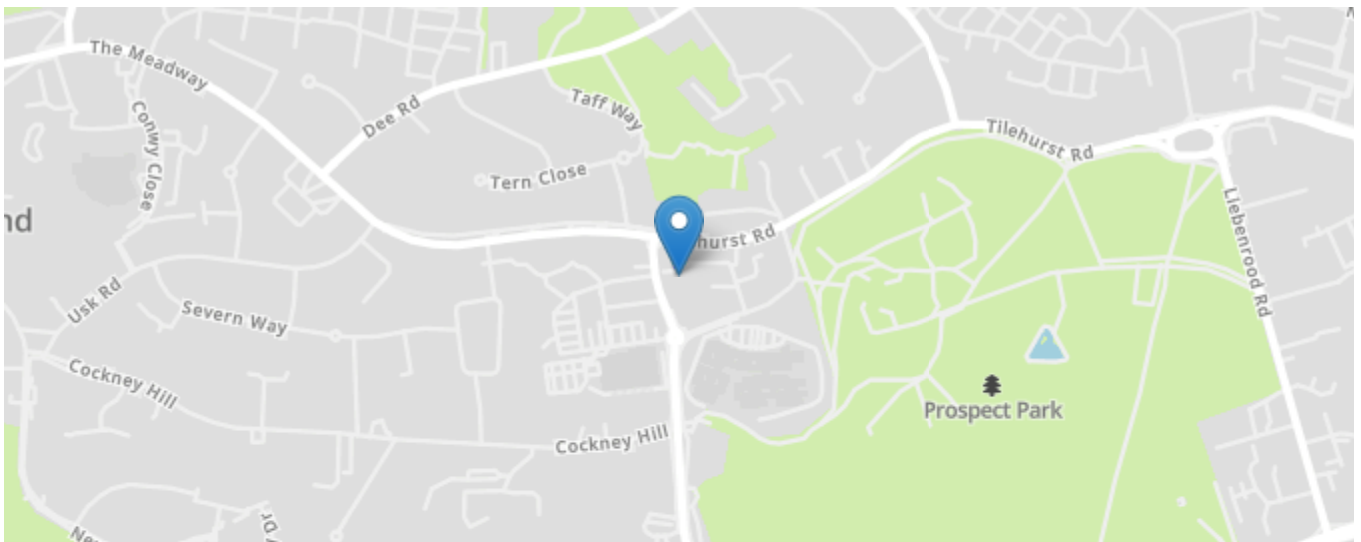
#### Bathroom

7' 4" max. x 6' 2" max. (2.24m x 1.88m)

#### Bedroom 2

13' 10" x 6' 9" (4.22m x 2.06m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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.