

## £77,500 Shared Ownership

Newell House, 3 Samara Drive, Southall, London UB1 1FL



- Guideline Minimum Deposit £7,750
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £39.4k | Single £45.7k
- Approx. 545 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Walk from Southall Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £310,000). A spacious and smartly-presented apartment on the second floor of this modern development. The property has a twenty-four-foot reception room with wood flooring and a door that leads out onto a balcony overlooking the attractive communal grounds. The semi-open-plan kitchen area features integrated appliances and sleek, handle-less units. There is a stylish, high-spec bathroom, a bedroom with fitted wardrobe and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Newell House is just a short walk from Southall Station, for Elizabeth Line services.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years less 5 days from 01/01/2017).

**Minimum Share:** 25% (£77,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £619.01 per month (subject to annual review).

**Service Charge:** £232.80 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,400 | Single - £45,700 (based on minimum share and 10% deposit).

**Council Tax:** Band B, London Borough of Ealing. 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.

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

24' 9" max. x 13' 3" max. (7.54m x 4.04m)

#### Kitchen

included in reception measurement

#### Balcony

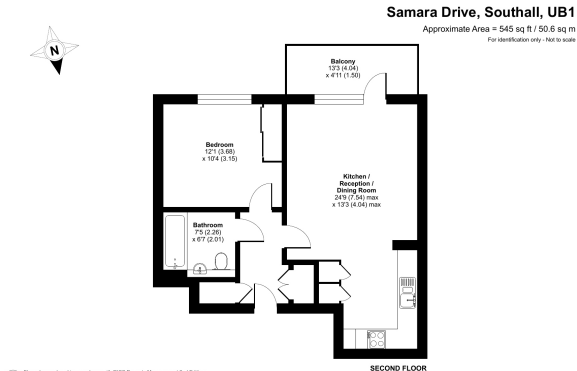
13' 3" x 4' 11" (4.04m x 1.50m)

#### Bedroom

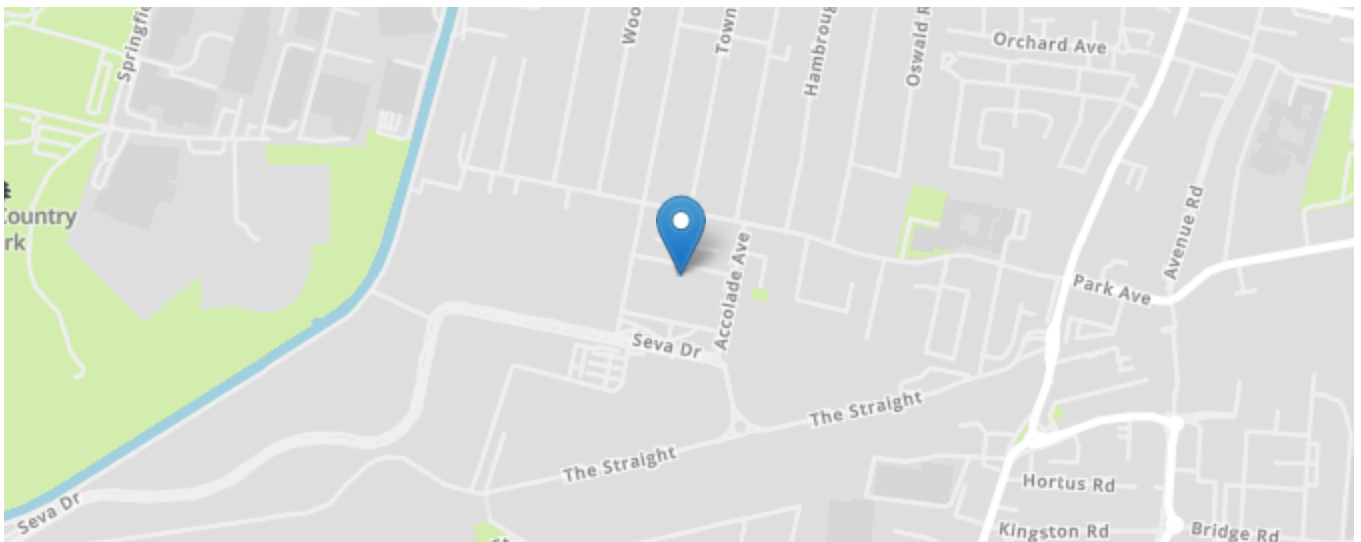
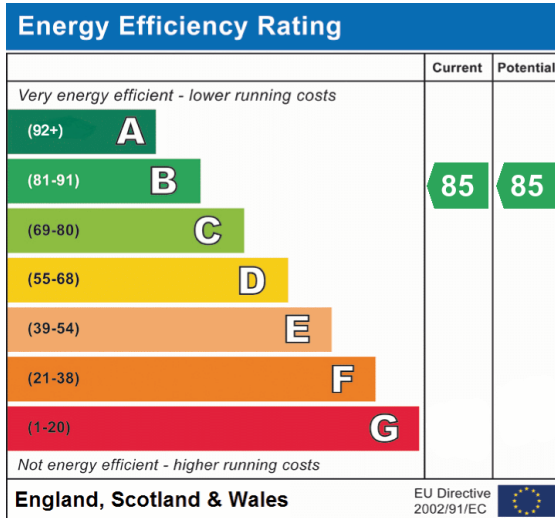
12' 1" x 10' 4" (3.68m x 3.15m)

#### Bathroom

7' 5" max. x 6' 7" max. (2.26m x 2.01m)



① Floor plan provided in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves, REF: 128479



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.