

## £125,000 Shared Ownership

School Lane, Slough, Berkshire SL2 5BU



- Guideline Minimum Deposit £12,500
- Ground Floor with Private Entrance
- Kitchen Separate from Reception Room
- Two Parking Spaces
- Guide Min Income Dual £35.6k | Single £41.9k
- Approx. 667 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Communal Rear Garden

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £250,000). This ground-floor flat is accessed via a private entrance and has a good-sized kitchen, a smart, modern bathroom and a reception room which opens onto the communal rear garden. There is a spacious main bedroom plus a second bedroom which, though smaller, could still be considered a double. Both bedrooms include a built-in wardrobe. There are a pair of storage/utility cupboards in the hallway and an external store just outside the front door. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with the use of two parking spaces and is also within comfortable walking distance, or a brief cycle ride, of Slough Railway Station and the town centre. School Lane is indeed close to a school - James Elliman (Primary) Academy was Ofsted-reviewed in 2024 and rated 'Good'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/06/2001).

**Minimum Share:** 50% (£125,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £364.30 per month (subject to annual review).

**Service Charge:** £116.97 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,600 | Single - £41,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Slough 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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

12' 1" max. x 7' 9" max. (3.68m x 2.36m)

#### Bathroom

10' 11" x 4' 6" (3.33m x 1.37m)

#### Reception Room

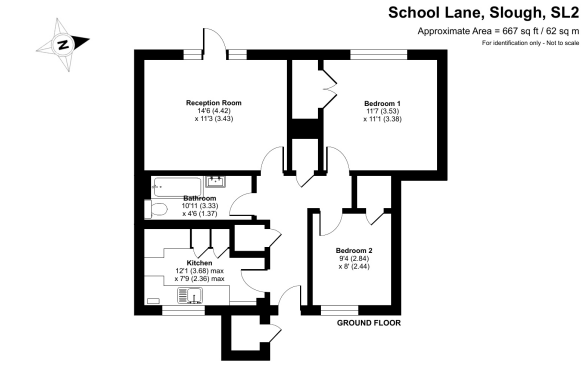
14' 6" x 11' 3" (4.42m x 3.43m)

#### Bedroom 1

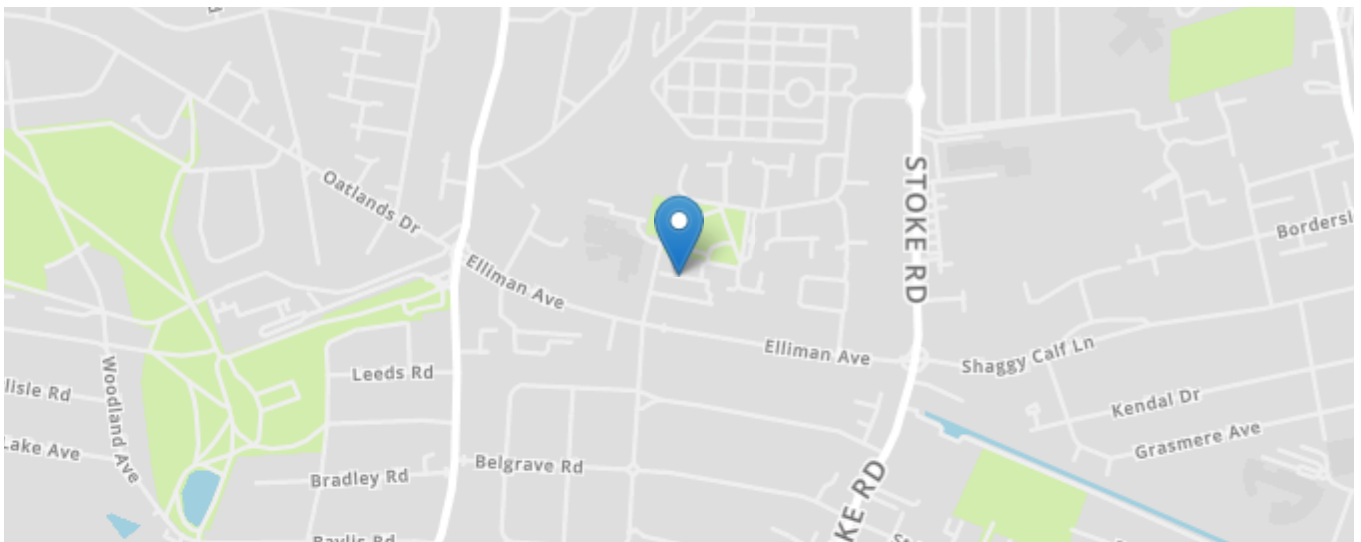
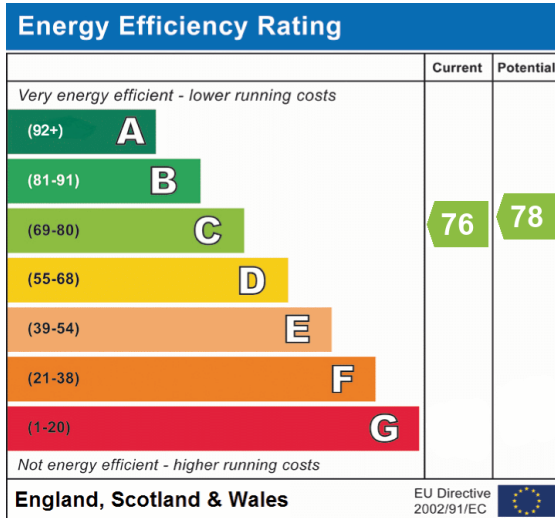
11' 7" x 11' 1" (3.53m x 3.38m)

#### Bedroom 2

9' 4" x 8' 0" (2.84m x 2.44m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©mohcom 2020. Produced for Urban Moves. REF: 1313372



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