

£78,750 Shared Ownership

Bravey House, 5 Samara Drive, Southall, London UB1 1FN



- Guideline Minimum Deposit £7,875
- Fourth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Guide Min Income Dual £41.2k | Single £47.5k
- Approx. 550 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 £315,000). This generously-sized and smartly-presented apartment is on the fourth floor and has a spacious reception room with wood flooring and an open-plan kitchen area featuring stylish, handle-less units and integrated appliances. A glazed door leads out onto a balcony which overlooks a pleasant, neatly-maintained courtyard. The bedroom includes a fitted wardrobe, there is an attractive bathroom and built-in storage/utility cupboards in the entrance hallway. Demanding insulation standards, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Southall Station, which provides access to Elizabeth Line services, is just a short walk away.

Housing Association: Clarion.

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

Minimum Share: 25% (£78,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £664.61 per month (subject to annual review).

Service Charge: £225.12 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,200 | Single - £47,500 (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

FOURTH FLOOR

Entrance Hallway

Reception

20' 0" max. x 13' 10" max. (6.10m x 4.22m)

Kitchen

included in reception measurement

Balcony

Bedroom

13' 2" max. x 11' 9" max. (4.01m x 3.58m)

Bathroom

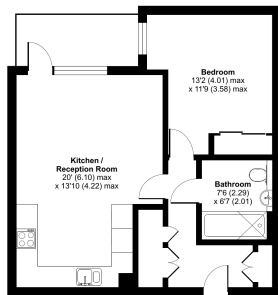
7' 6" max. x 6' 7" max. (2.29m x 2.01m)



Samara Drive, Southall, UB1

Approximate Area = 550 sq ft / 51.1 sq m

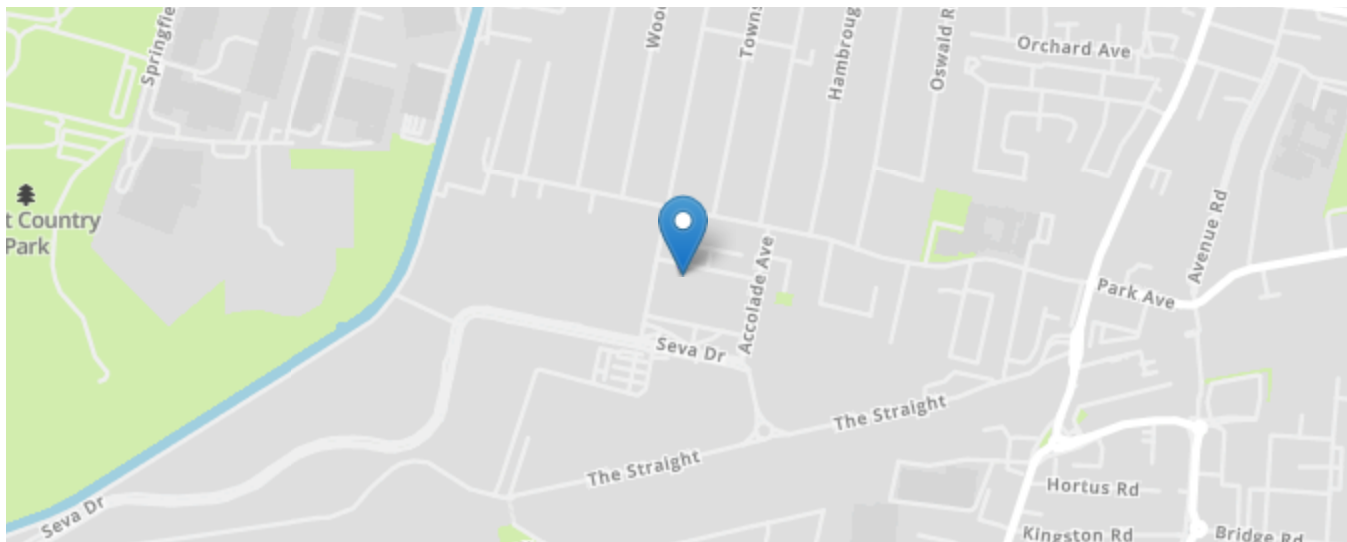
For identification only - Not to scale



FOURTH FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS) (November 2018). Produced for Urban Moves. REF: 1310717

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.