

## £135,000 Shared Ownership

Fisk Close, Sunbury-on-Thames, Surrey TW16 7PY



- Guideline Minimum Deposit £13,500
- Ground Floor
- Open-Plan Kitchen/Reception
- Parking Space + Communal Garden
- Guide Min Income Dual £40.4k | Single £46.6k
- Approx. 664 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Walking Distance to Sunbury Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £270,000). This well-presented and well-proportioned flat is on the ground floor of a three-storey building. The property has a twenty-foot, dual-aspect reception room with spacious, open-plan kitchen area. There is a generously-sized main bedroom plus a slightly smaller second double bedroom. Both bedrooms include a fitted wardrobe and some extra, built-in, storage space has been provided in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. The three closest primary schools are Ofsted-rated either 'Good' or 'Outstanding'. There is a shopping centre and large supermarket near Sunbury Railway Station which can be reached on foot or via brief bus or bike ride. The flat comes with use of a parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/04/2006).

**Minimum Share:** 50% (£135,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £391.78 per month (subject to annual review).

**Service Charge:** £151.05 per month (subject to annual review).

**Guideline Minimum Income:** Dual £40,400 | Single £46,600 (based on minimum share and 10% deposit).

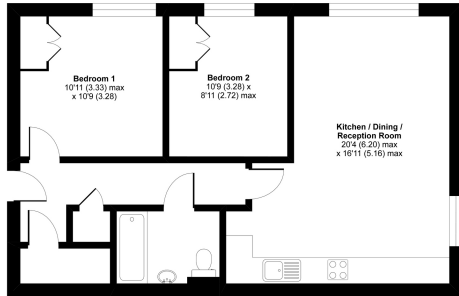
**Council Tax:** Band C, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



## Fisk Close, Sunbury-on-Thames, TW16

Approximate Area = 664 sq ft / 61.6 sq m  
For identification only - Not to scale



### FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS) (RICS Professional) © Urbanmoves

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

20' 4" max. x 16' 11" max. (6.20m x 5.16m)

#### Kitchen

included in reception measurement

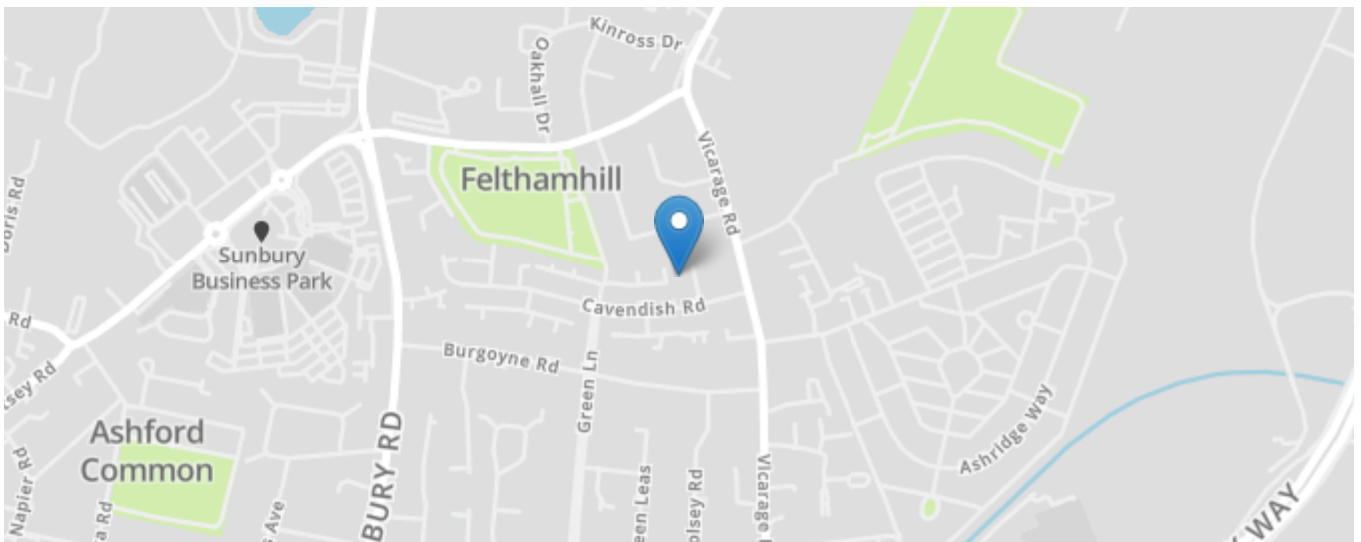
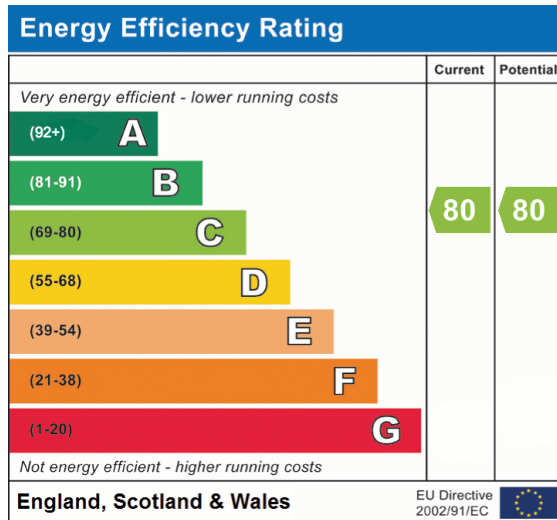
#### Bedroom 1

10' 11" x 10' 9" (3.33m x 3.28m)

#### Bedroom 2

10' 9" x 8' 11" (3.28m x 2.72m)

#### Bathroom



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.