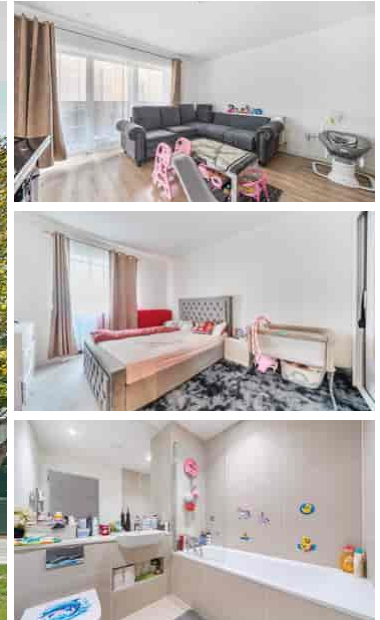


## £132,750 Shared Ownership

Geraint Thomas House North, The Boulevard, Crawley, West Sussex RH10 1DF



- Guideline Minimum Deposit £13,275
- First Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Short Walk to Crawley Station
- Guide Min Income Dual £42.3k | Single £48.5k
- Approx. 745 Sqft Gross Internal Area
- Balcony
- Close to Town Centre
- Long Lease

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £295,000). This apartment is on the first floor of a recently-constructed development close to the extensive range of shops and amenities of Crawley town centre. The property has a twenty-one-foot, dual-aspect reception room with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A door leads out onto a balcony on the east side of the building. There is a generously-sized main bedroom plus a second comfortable double bedroom, a simple yet stylish bathroom and an entrance hallway with large storage and utility cupboards. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in a very good energy efficiency rating. The apartment comes with use of a parking space, plus access to the communal cycle store, and is only a short walk from Crawley Railway Station which offers services to a number of destinations including the south coast and various stations in central London.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (250 years from 20/08/2019).

**Minimum Share:** 45% (£132,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £418.71 per month (subject to annual review).

**Service Charge:** £185.07 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £42,300 | Single - £48,500 (based on minimum share and 10% deposit).

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

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

21' 5" max. x 13' 6" max. (6.53m x 4.11m)

#### Kitchen

included in reception measurement

#### Balcony

9' 7" x 5' 2" (2.93m x 1.57m)

#### Bedroom 1

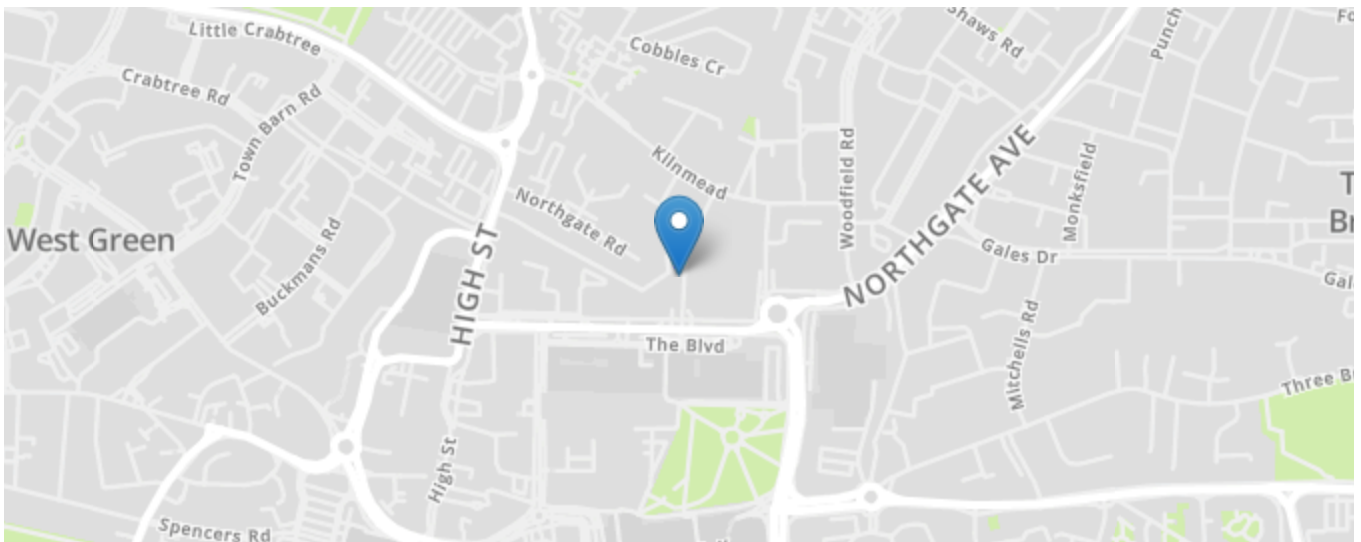
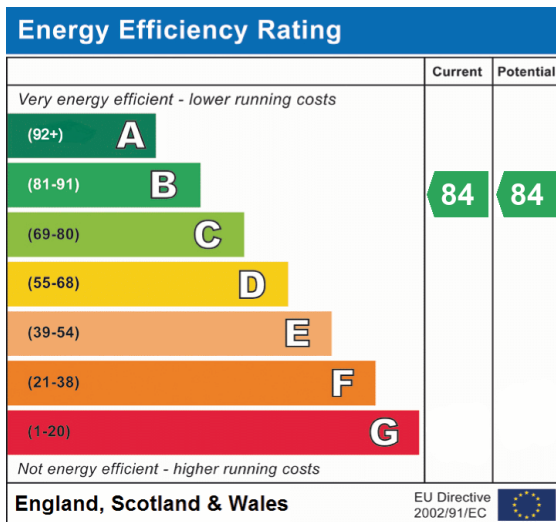
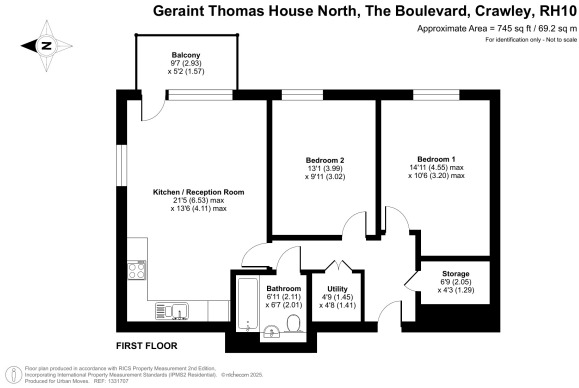
14' 11" max. x 10' 6" max. (4.55m x 3.20m)

#### Bedroom 2

13' 1" x 9' 11" (3.99m x 3.02m)

#### Bathroom

6' 11" max. x 6' 7" max. (2.11m x 2.01m)



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.