

## £160,000 Shared Ownership

Ironmonger Court, White Bear Lane, Hounslow, London TW3 1BF



- Guideline Minimum Deposit £16,000
- Top Floor (fourth, building has a lift)
- Very Good Energy Efficiency Rating
- Communal Garden
- Guide Min Income Dual £51.3k | Single £58.9k
- Approx. 641 Sqft Gross Internal Area
- Two Balconies
- Minutes from Hounslow East (Piccadilly Line)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £320,000). An immaculately presented apartment on the fourth (top) floor of a modern development. The property is exceptionally spacious and has a large reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads out onto a south-facing balcony that overlooks the attractive communal garden. There is an additional balcony accessible from the bedroom and the room includes a fitted, mirror-fronted wardrobe. A storage/utility cupboard has been provided in the hallway and the bathroom is smart and modern with a large overhead shower. Well insulated walls and roof, high performance glazing and a communal heating/hot water system all contribute towards a very good energy efficiency rating. Ironmonger Court is just minutes from Hounslow East Station (Piccadilly Line), there is a large supermarket only a short walk away and the Treaty Shopping Centre is within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 5 days from 01/04/2018).

**Minimum Share:** 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £466.87 per month (subject to annual review).

**Service Charge:** £204.33 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £51,300 | Single - £58,900 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Hounslow. 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

25' 7" x 18' 9" (7.80m x 5.72m)

#### Kitchen

included in reception measurement

#### Balcony 1

6' 10" x 5' 0" (2.08m x 1.52m)

#### Bathroom

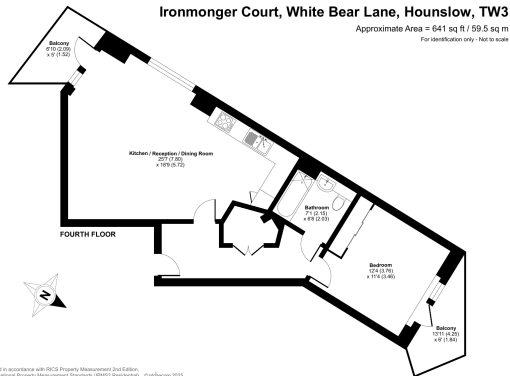
7' 1" x 6' 8" (2.15m x 2.03m)

#### Bedroom

12' 4" x 11' 4" (3.76m x 3.46m)

#### Balcony 2

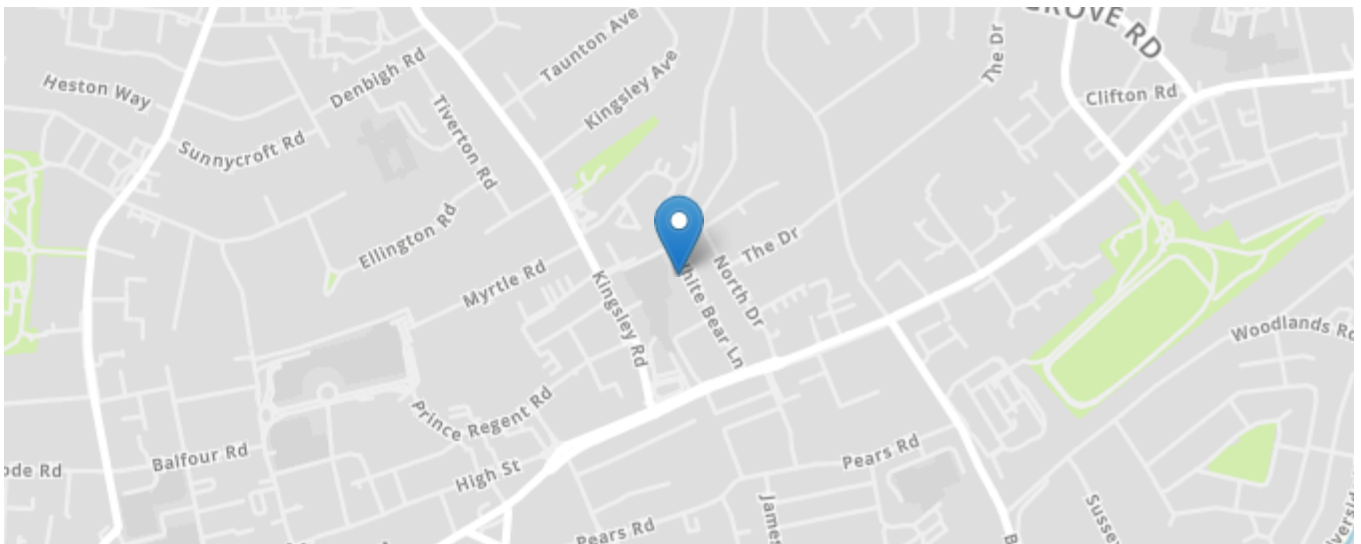
13' 11" x 6' 0" (4.25m x 1.84m)



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 155982. Copyright 2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.