

## £192,000 Shared Ownership

Mansion Court, Fusiliers Way, Hounslow, London TW4 6DT



- Guideline Minimum Deposit £19,200
- Second (Top) Floor
- Juliette Balcony
- Communal Bicycle Store
- Guide Min Income Dual £52.4k | Single £60.1k
- Approx. 720 Sqft Gross Internal Area
- Kitchen Separate from Reception Room
- Walking Distance to Hounslow West Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 60% share. Full market value £320,000). This well-proportioned and well-presented, top (second) floor flat features a twenty-foot, dual-aspect reception room with a Juliette balcony. The kitchen has sleek units and built-in appliances. There is a spacious main bedroom which is also dual-aspect and includes a fitted wardrobe. A generous amount of additional storage has been provided in the entrance hall, the second bedroom, though smaller, is still a comfortable double and there is a simple yet stylish, naturally-lit bathroom. Well insulated walls and roof, modern glazing and a communal heating and hot water system contribute to a good energy-efficiency rating. Hounslow West Station (Piccadilly Line) is within walking distance or brief bus/bike ride. Beavers Community Primary School is just minutes away and Ofsted-rated 'Good' overall with early years provision viewed as 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 24/06/2011).

**Minimum Share:** 60% (£192,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £275.41 per month (subject to annual review).

**Service Charge:** £238.15 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £52,400 | Single - £60,100 (based on minimum share and 10% deposit).

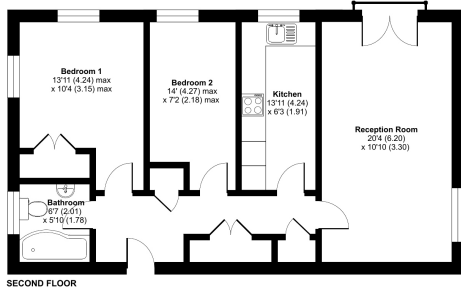
**Council Tax:** Band C, London Borough of Hounslow. Priority is given to applicants living and/or working in this local authority.

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 however we understand on-street parking is available.



## Fusiliers Way, Hounslow, TW4

Approximate Area = 720 sq ft / 66.8 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS) (Registered).  
Produced for Urban Moves. REF: 1342295

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception Room

20' 4" x 10' 10" (6.20m x 3.30m)

#### Kitchen

13' 11" x 6' 3" (4.24m x 1.91m)

#### Bedroom 2

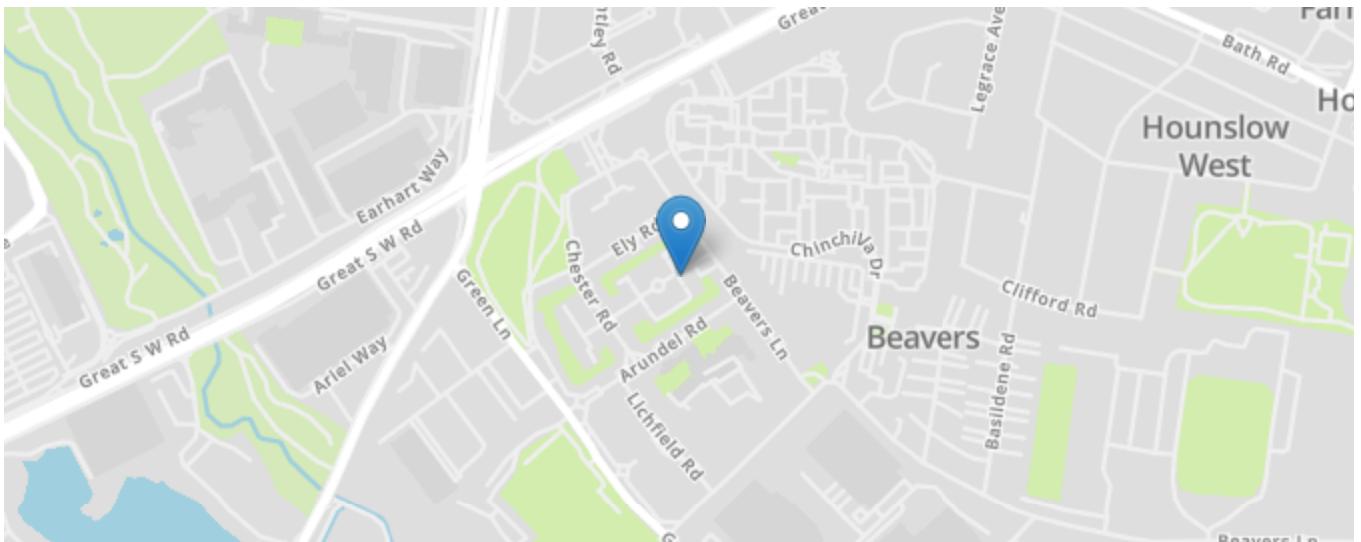
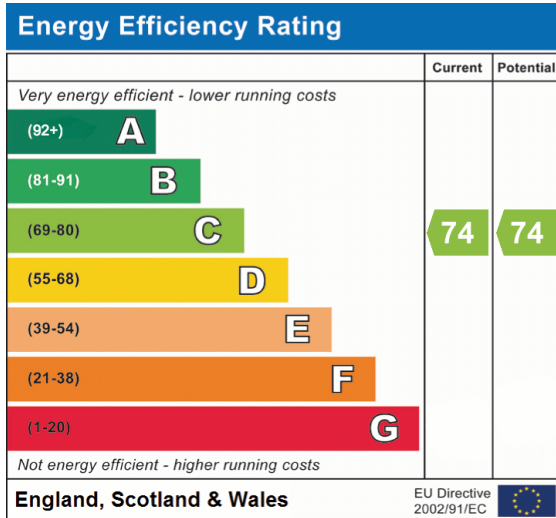
14' 0" max. x 7' 2" max. (4.27m x 2.18m)

#### Bedroom 1

13' 11" max. x 10' 4" max. (4.24m x 3.15m)

#### Bathroom

6' 7" x 5' 10" (2.01m x 1.78m)



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.