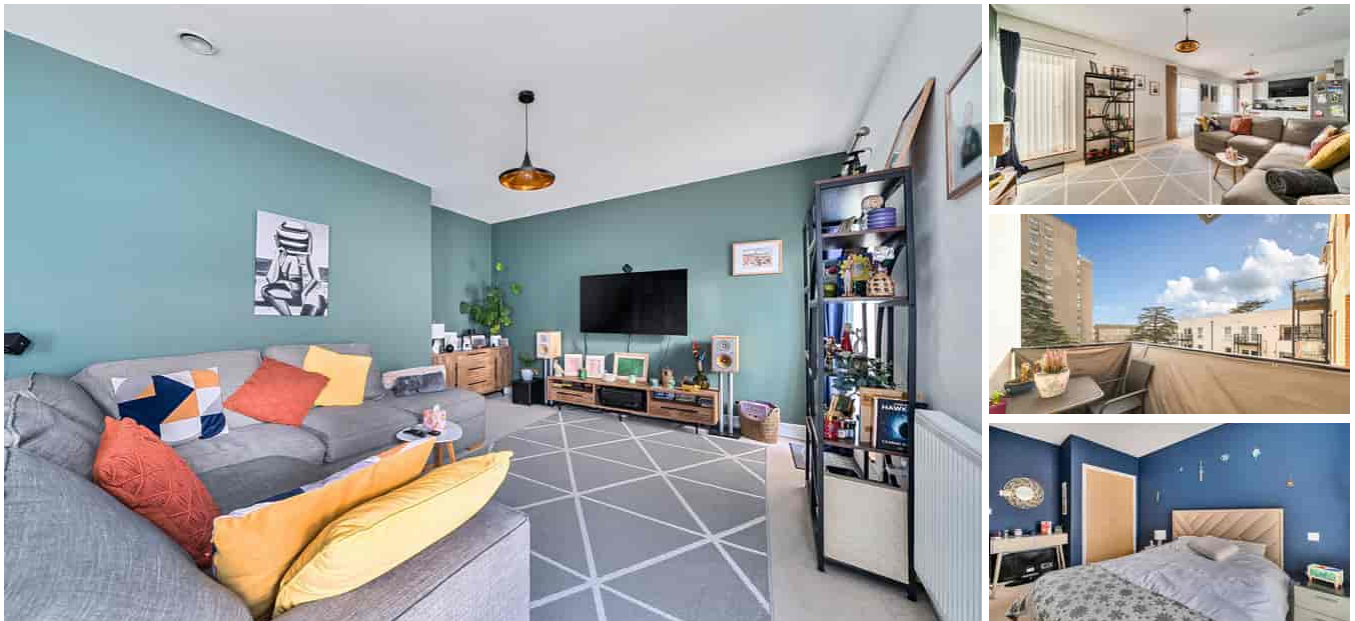


£134,000 Shared Ownership

Magnolia House, Spelthorne Grove, Sunbury-on-Thames, Surrey TW16 7FA



- Guideline Minimum Deposit £13,400
- Second Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Balcony
- Short Walk from Sunbury Station
- Guide Min Income Dual £50.8k | Single £58.2k
- Approx. 840 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (advertised price represents the 40% share offered. Full market value £335,000). A spacious and smartly-presented apartment on the second floor of a modern development (building has a lift). The property has a twenty-nine-foot, south-facing reception room with sleek, open-plan kitchen area and a door that leads out onto a balcony. The two bedrooms are generously-sized doubles, there is a simple but stylish bathroom and the entrance hallway includes useful built-in storage/utility cupboards. Well insulated walls, modern double glazing and gas central-heating contribute towards a very good energy-efficiency rating. The apartment comes with use of a parking space plus Sunbury Railway Station, for services between Shepperton and London Waterloo, is only a short walk away. Sunbury Cross Shopping Centre is even closer and there is also a Tesco Extra nearby.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2015).

Minimum Share: 40% (£134,000). The housing association will expect that you will purchase the largest share affordable.

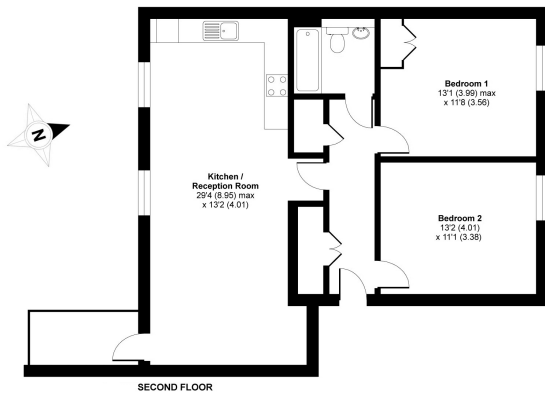
Shared Ownership Rent: £609.91 per month (subject to annual review).

Service Charge: £199.46 per month (subject to annual review).

Guideline Minimum Income: Dual £50,800 | Single £58,200 (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).



DIMENSIONS

SECOND FLOOR

Reception

29' 4" max. x 13' 2" (8.95m x 4.01m)

Balcony

Kitchen

included in reception measurement

Bedroom 1

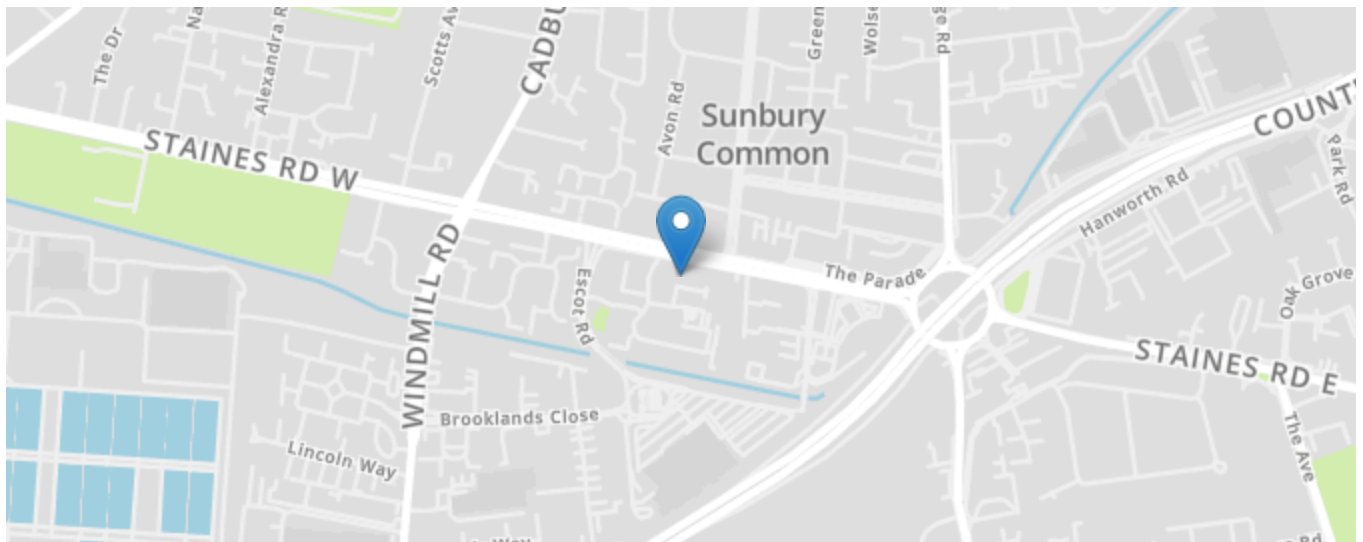
13' 1" max. x 11' 8" (3.99m x 3.56m)

Bedroom 2

13' 2" x 11' 1" (4.01m x 3.38m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.