

## £225,000 Shared Ownership

Ascot House, 30 Mill Mead, Staines-upon-Thames, Surrey TW18 4QZ



- Guideline Minimum Deposit £22,500
- Seventh Floor
- Balcony
- Close to Town Centre/Railway Station
- Guide Min Income Dual £53.1k | Single £60.9k
- Approx. 515 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £300,000). This smartly-presented apartment is on the seventh floor of a recently-constructed development. The property has a spacious reception room with attractive flooring and a sliding door which leads out onto the balcony. The open-plan kitchen features handle-less, gloss-white units and integrated appliances. There is a generously-sized bedroom, a high-spec bathroom and a trio of hallway storage/utility cupboards. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Ascot House has a communal garden and a roof terrace which offers a panoramic view of the surrounding area. The town centre and main shopping district are close by and Staines Railway Station, for services between Reading/Weybridge/Windsor & Eton Riverside and London Waterloo, is also just a short walk away. The apartment is held on a very long lease.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/01/2019).

**Share Available:** 75% (£225,000).

**Shared Ownership Rent:** £163.84 per month (subject to annual review).

**Service Charge:** £175.42 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £53,100 | Single - £60,900 (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). There is no parking space offered with this property.

## DIMENSIONS

### SEVENTH FLOOR

#### Entrance Hallway

#### Reception

16' 8" min. x 11' 10" (5.08m x 3.61m)

#### Kitchen

partially included in reception measurement

#### Balcony

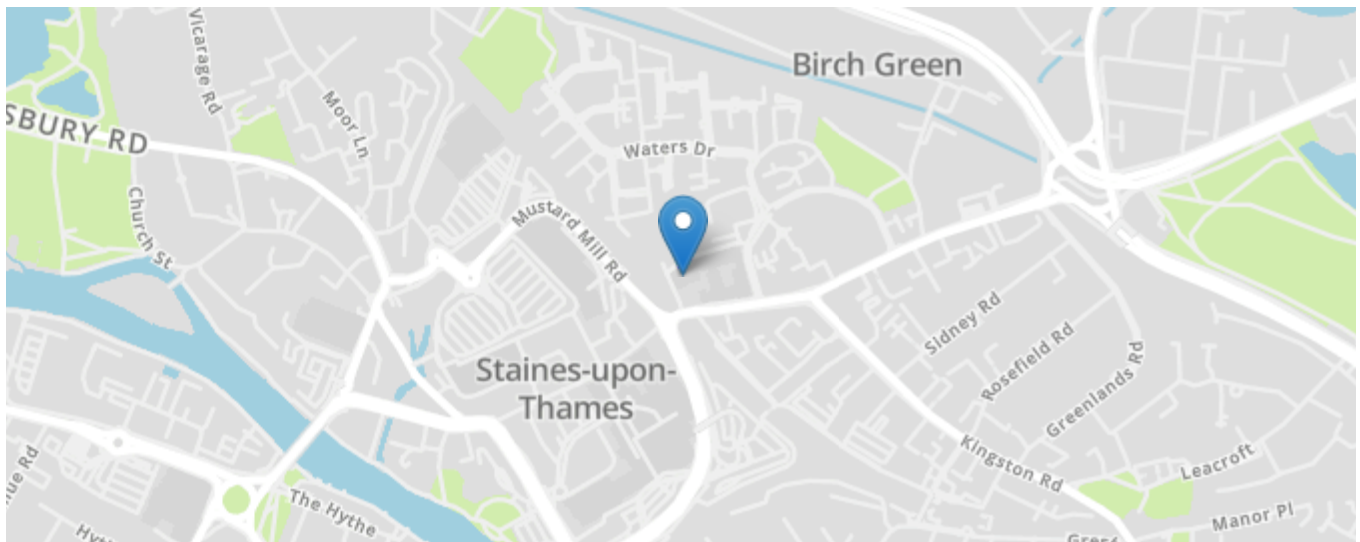
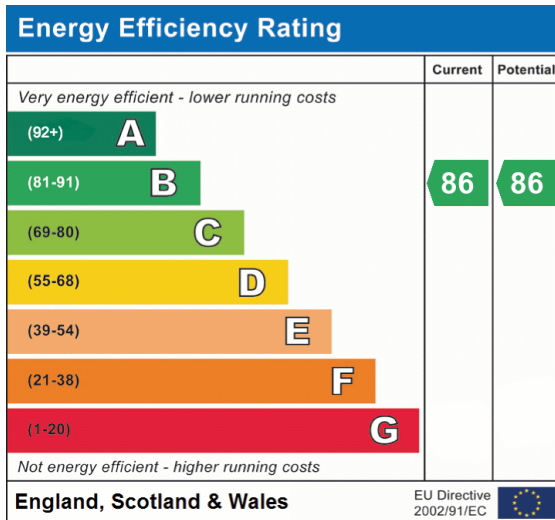
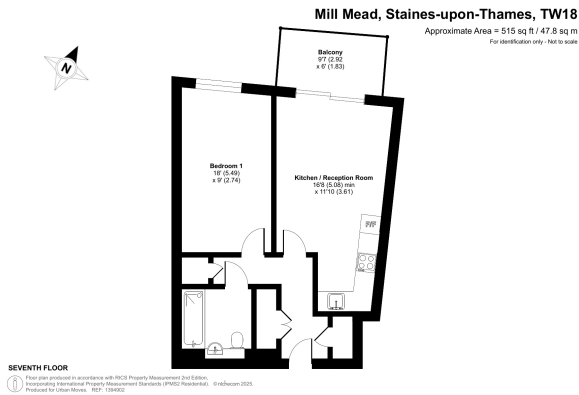
9' 7" x 6' 0" (2.92m x 1.83m)

#### Bedroom

18' 0" max. x 9' 0" (5.49m x 2.74m)

#### Bathroom

7' 0" max. x 6' 11" max. (2.13m x 2.11m)



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.