

£120,000 Shared Ownership

Arthur Close, Cookham, Maidenhead, Berkshire SL6 9FE



- Guideline Minimum Deposit £12,000
- Ground Floor with Private Entrance
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Guide Min Income Dual £35.8k | Single £42.1k
- Approx. 545 Sqft Gross Internal Area
- Direct Access to Communal Rear Garden
- Short Walk to Cookham Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £240,000). A smartly-presented, modern flat in the village of Cookham. A private side entrance opens into a hallway with useful, built-in storage. There is a spacious bedroom with fitted wardrobe and a stylish, naturally-lit bathroom. The reception room provides access to the generously-sized kitchen and also features a door that leads out to a pleasant communal garden at the rear of the building. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with a parking space plus Cookham Railway Station is only a short walk away.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/03/2009).

Minimum Share: 50% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £313.09 per month (subject to annual review).

Service Charge: £202.97 per month (subject to annual review).

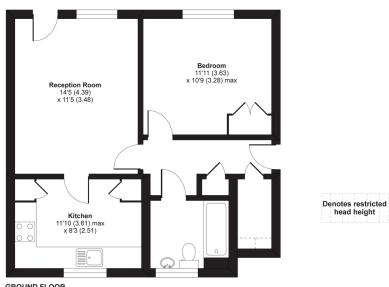
Guideline Minimum Income: Dual - £35,800 | Single - £42,100 (based on minimum share and 10% deposit).

Council Tax: Band C, Royal Borough of Windsor & Maidenhead. 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

Arthur Close, Cookham, Maidenhead, SL6
APPROX. GROSS INTERNAL FLOOR AREA 545 SQ FT 50.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or inaccuracy. These plans are for representation purposes only and should not be relied upon for legal, financial or investment purposes. Specific no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only.

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GROUND FLOOR

Entrance Hall

Bedroom

11' 11" x 10' 9" max. (3.63m x 3.28m)

Reception Room

14' 5" x 11' 5" (4.39m x 3.48m)

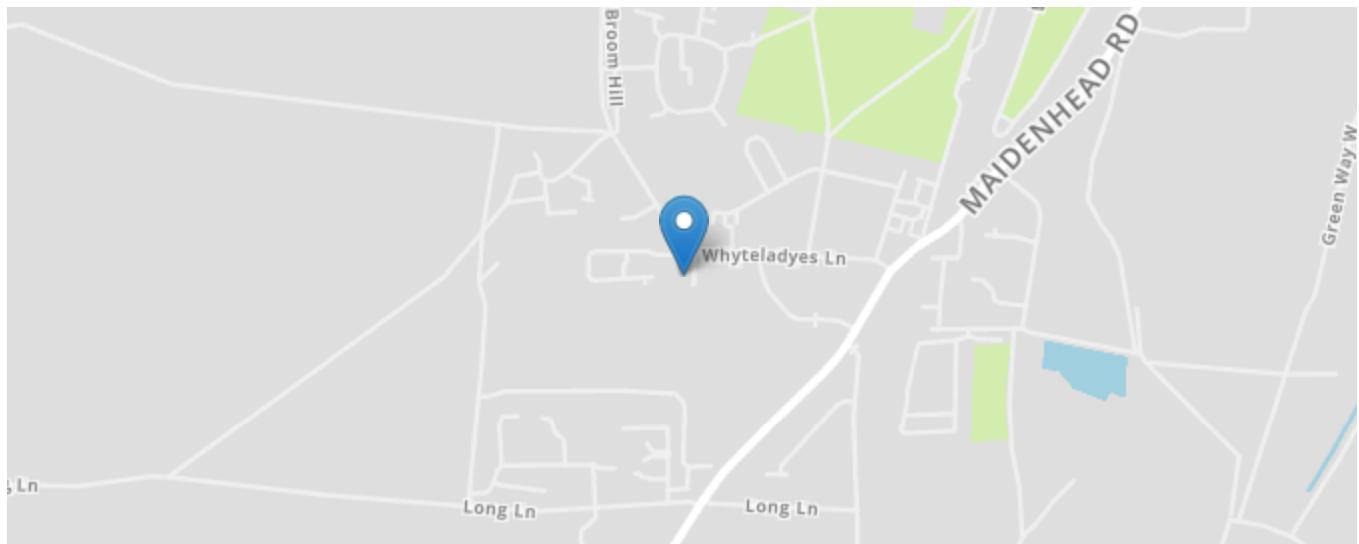
Kitchen

11' 10" x 8' 3" (3.61m x 2.51m)

Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.