

£77,000 Shared Ownership**Geraint Thomas House North, The Boulevard, Crawley, West Sussex RH10 1DF**

- Guideline Minimum Deposit £7,700
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Short Walk to Crawley Station
- Guide Min Income Dual £28.6k | Single £33.4k
- Approx. 536 Sqft Gross Internal Area
- Close to Town Centre
- Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £220,000). This recently-constructed development is close to the extensive range of shops and amenities of Crawley town centre. The property available is on the second floor and has a twenty-one-foot reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. There is a spacious bedroom and a simple yet stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The block has a communal cycle store and is only a short walk from Crawley Station which offers services to a number of destinations including the south coast and various stations in central London.

Housing Association: A2Dominion.

Tenure: Leasehold (250 years from 20/08/2019).

Minimum Share: 35% (£77,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £386.89 per month (subject to annual review).

Service Charge: £159.87 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,600 | Single - £33,400 (based on minimum share and 10% deposit).

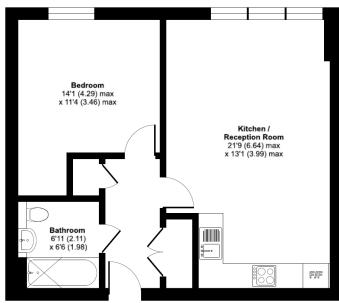
Council Tax: Band B, Crawley Borough Council. Priority is given to applicants living and/or working in this local authority.

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

Geraint Thomas House North, The Boulevard, Crawley, RH10
Approximate Area = 536 sq ft / 49.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standard (IPMS) Requirements. © Infracon 2014.
REF: 139772

SECOND FLOOR

Entrance Hall

Reception

21' 9" max. x 13' 1" max. (6.64m x 3.99m)

Kitchen

included in reception measurement

Bedroom

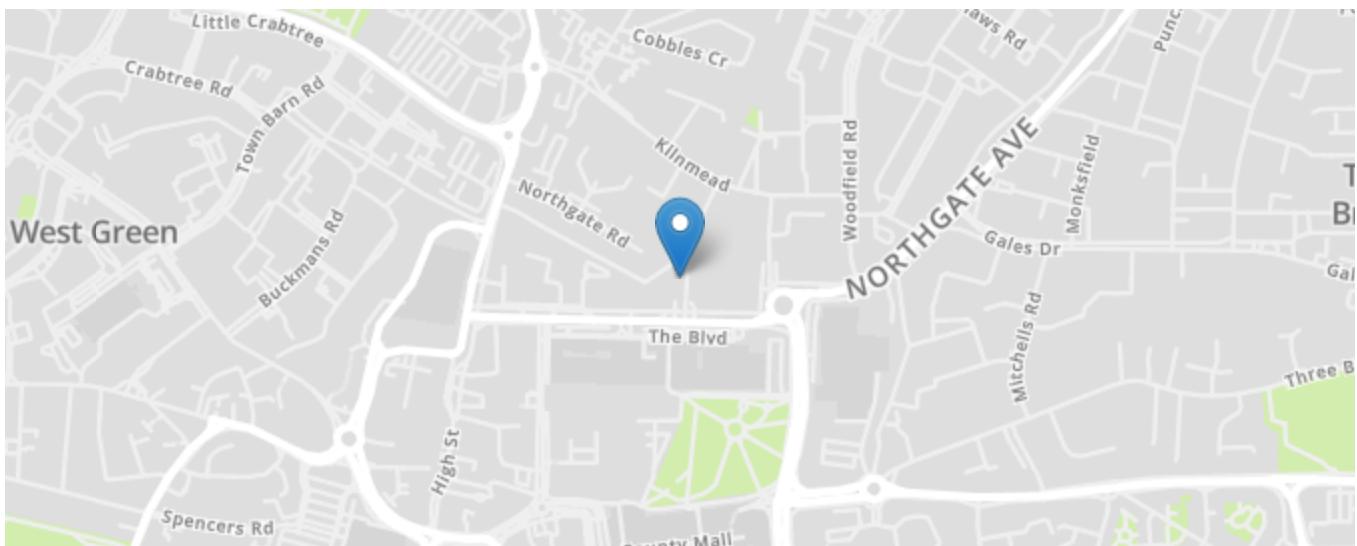
14' 1" max. x 11' 4" max. (4.29m x 3.45m)

Bathroom

6' 11" max. x 6' 6" max. (2.11m x 1.98m)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>



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.