

£250,000 Shared Ownership

Trubshaw Road, Southall, London UB2 4XW



- Guideline Minimum Deposit £25,000
- Two Storey, Three Bedroom, End of Terrace House
- Dual-Aspect Reception and Kitchen/Dining Room
- Double Glazing and Gas Central Heating
- Rear Garden
- Guide Min Income Dual £70.1k | Single £80.9k
- Approx. 922 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Air Conditioning in Some Rooms
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £500,000). This house forms one end of a two-storey terrace and the position means it benefits from a larger garden than the neighbouring properties. It also allows for a dual-aspect reception room and a kitchen/dining room with south/south-east-facing bay window. Two of the bedrooms are good-sized doubles, the third a single/small double. There is a naturally-lit family bathroom plus a ground-floor cloakroom just off the entrance hall. The house comes with an off-street parking space and is also within comfortable walking distance, or brief cycle ride, of Southall Station for Elizabeth Line services. The nearest primary school and secondary school are both Ofsted-rated 'Outstanding'.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 31/03/1999).

Minimum Share: 50% (£250,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £538.61 per month (subject to annual review).

Service Charge: £83.11 per month (subject to annual review).

Guideline Minimum Income: Dual - £70,100 | Single - £80,900 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Ealing. 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.

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Reception Room

17' 0" x 9' 7" (5.18m x 2.92m)

Kitchen

18' 3" into bay x 9' 0" max. (5.56m x 2.74m)

Garden (currently separated into two areas)

approximately 15' 2" x 10' 7" (4.62m x 3.23m) and

approximately 35' 1" x 26' 11" (10.69m x 8.20m)

FIRST FLOOR

Bedroom 1

14' 3" x 9' 6" (4.34m x 2.90m)

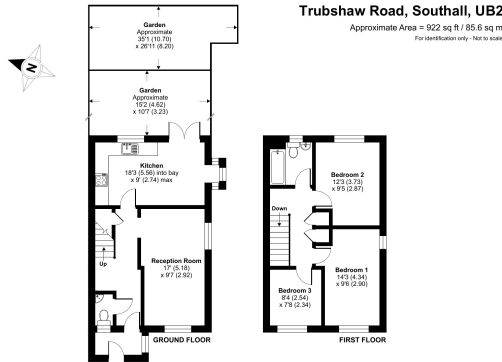
Bedroom 2

12' 3" x 9' 5" (3.73m x 2.87m)

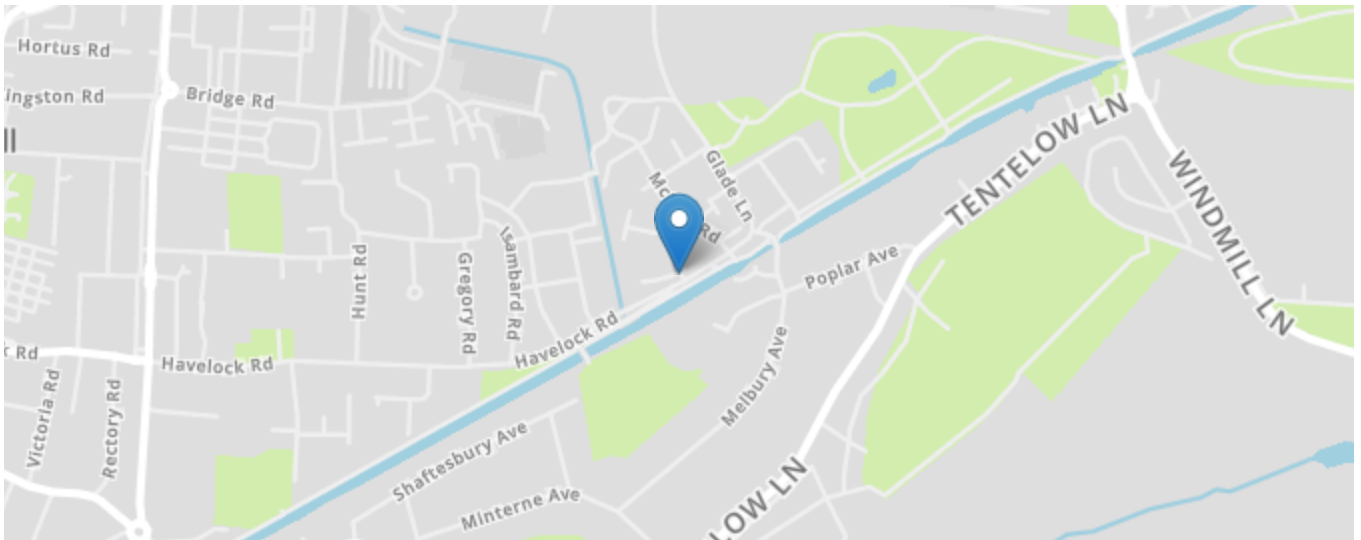
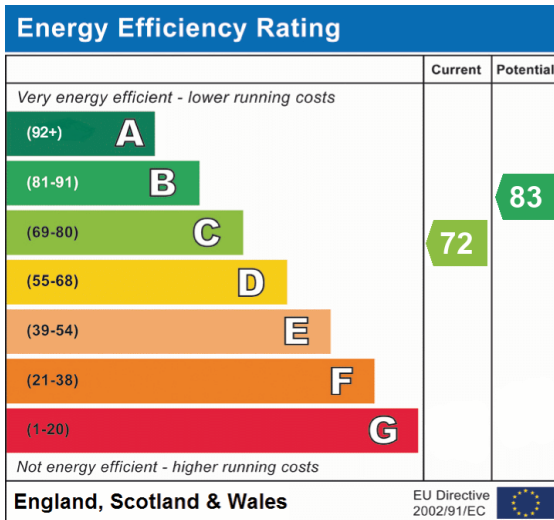
Bedroom 3

8' 4" x 7' 8" (2.54m x 2.34m)

Bathroom



Energy Performance Certificate (EPC) for this property was issued on 10/01/2022. The EPC is valid for 10 years. The EPC is a legal requirement for all properties in England and Wales. The EPC is a legal requirement for all properties in England and Wales. The EPC is a legal requirement for all properties in England and Wales.



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.