

## £66,250 Shared Ownership

Ascot House, 30 Mill Mead, Staines, Surrey TW18 4QZ



- Guideline Minimum Deposit £6,625
- Top (Twelfth) Floor
- Very Good Energy Efficiency Rating
- Communal Garden and Roof Terrace
- Guide Min Income Dual £28.7k | Single £33.5k
- Approx. 438 Sqft Gross internal Area
- South/South-East-Facing Balcony
- Very Long Lease

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £265,000). A smartly-presented apartment in this conveniently-located development. The property is on the top floor and is a spacious studio with a well-defined bedroom area. There is attractive flooring in the main room and entrance hallway, a sleek, handle-less kitchen with integrated appliances, a stylish bathroom and large built-in storage and utility cupboards. Sliding doors open onto a south/south-east-facing balcony. Ascot House is recent in construction and the well insulated walls, high performance glazing and communal heating/hot water system all contribute towards a very good energy-efficiency rating. Residents can make use of the communal garden and a roof terrace. The town centre is just minutes away and the railway station, for services between Weybridge/Windsor/Reading and London Waterloo, is also within easy walking distance. The property is held on a very long lease.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£66,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £449.24 per month (subject to annual review).

**Service Charge:** £162.19 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £28,700 | Single - £33,500 (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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property however we understand parking may be available, within the development, if required.

## DIMENSIONS

### TWELFTH FLOOR

#### Entrance Hall

#### Bathroom

6' 9" max. x 6' 6" max. (2.06m x 1.99m)

#### Kitchen / Reception Room

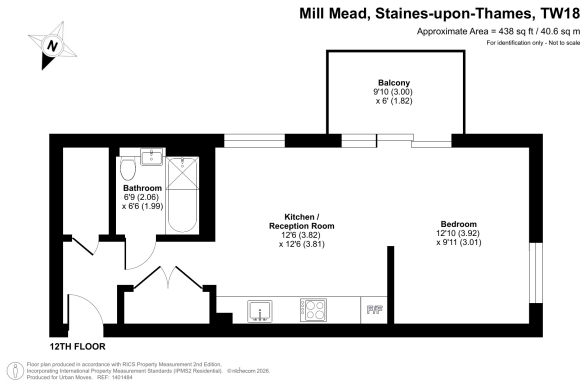
12' 6" x 12' 6" (3.82m x 3.81m)

#### Balcony

9' 10" x 6' 0" (3.00m x 1.82m)

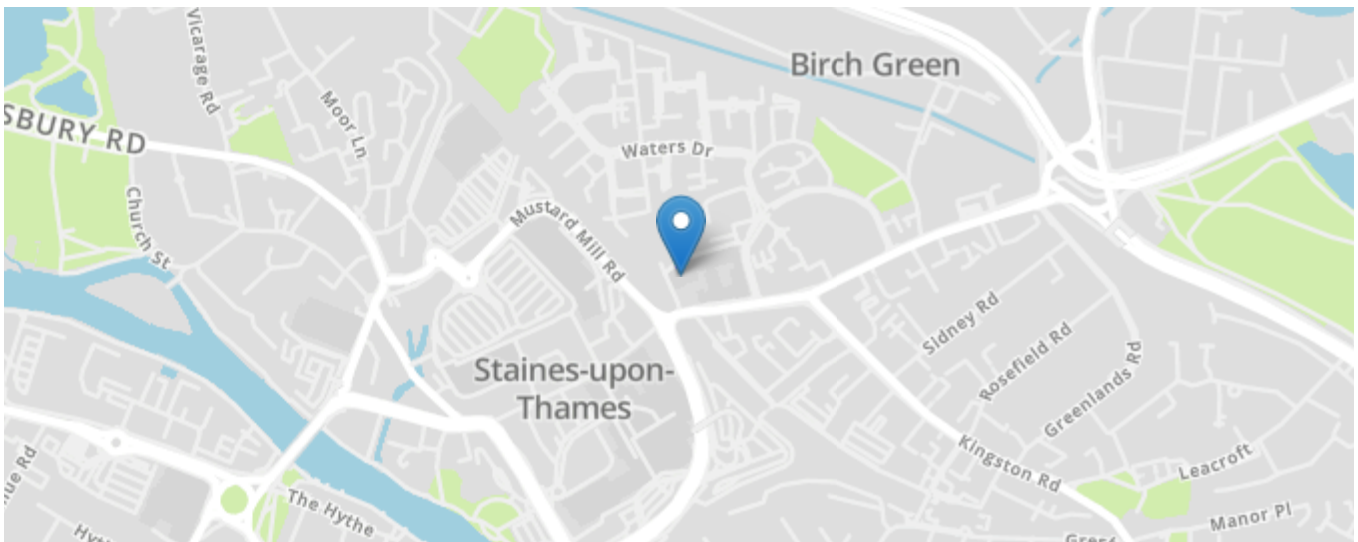
#### Bedroom Area

12' 10" x 9' 11" (3.92m x 3.01m)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.