

£225,000 Shared Ownership

Trico House, Ealing Road, Brentford, London TW8 0AU



- Guide Dual Income £81.8k 10% deposit £22.5k
- Sixth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Short Walk from Brentford Railway Station
- Guide Single Income £87.9k 20% deposit £45k
- Approx. 841 Sqft Gross Internal Area
- Balcony Overlooking Communal Garden
- Secure Underground Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £450,000). A spacious, two-bedroom apartment on the sixth floor of this modern development. The property features a twenty five foot by nineteen foot reception room with an open-plan kitchen area. A glazed door leads out onto an east-facing balcony that overlooks the communal garden. Both bedrooms are generously sized doubles, there is a sleek bathroom and a pair of fitted storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of an allocated space in the gated, underground car park plus Brentford Station, for rail services between Weybridge and London Waterloo, is only a short walk away. The Development (Great West Quarter) has a Sainsbury's Local and a popular coffee shop. There is also a nursery on site and the local schools are all Ofsted-rated either 'Good' or 'Outstanding'. Syon Park, Gunnersbury Park, the River Thames and Kew Gardens are within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (156 years less 5 days from 30/06/2009).

**Minimum Share:** 50% (£225,000). The housing association will expect that you will purchase the largest share affordable.

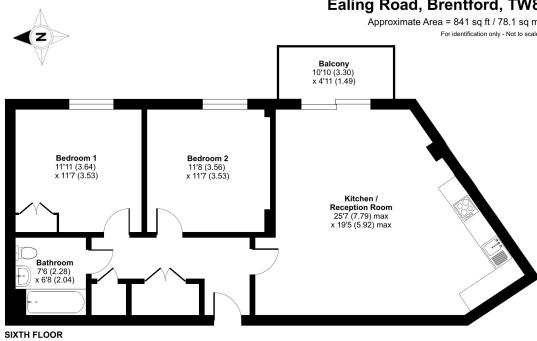
**Shared Ownership Rent:** £582.65 per month (subject to annual review).

**Service Charge:** £476.60 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £81,800 (minimum share and 10% deposit) | Single - £87,900 (minimum share, 20% deposit).

**Council Tax:** Band D, London Borough of Hounslow. 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).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richmove.com 2020. Produced for Urban Moves, RGT 1405018.

## DIMENSIONS

### SIXTH FLOOR

#### Entrance Hallway

#### Reception

25' 7" max. x 19' 5" max. (7.79m x 5.92m)

#### Kitchen

included in reception measurement

#### Balcony

10' 10" x 4' 11" (3.30m x 1.49m)

#### Bedroom 1

11' 11" x 11' 7" (3.64m x 3.53m)

#### Bedroom 2

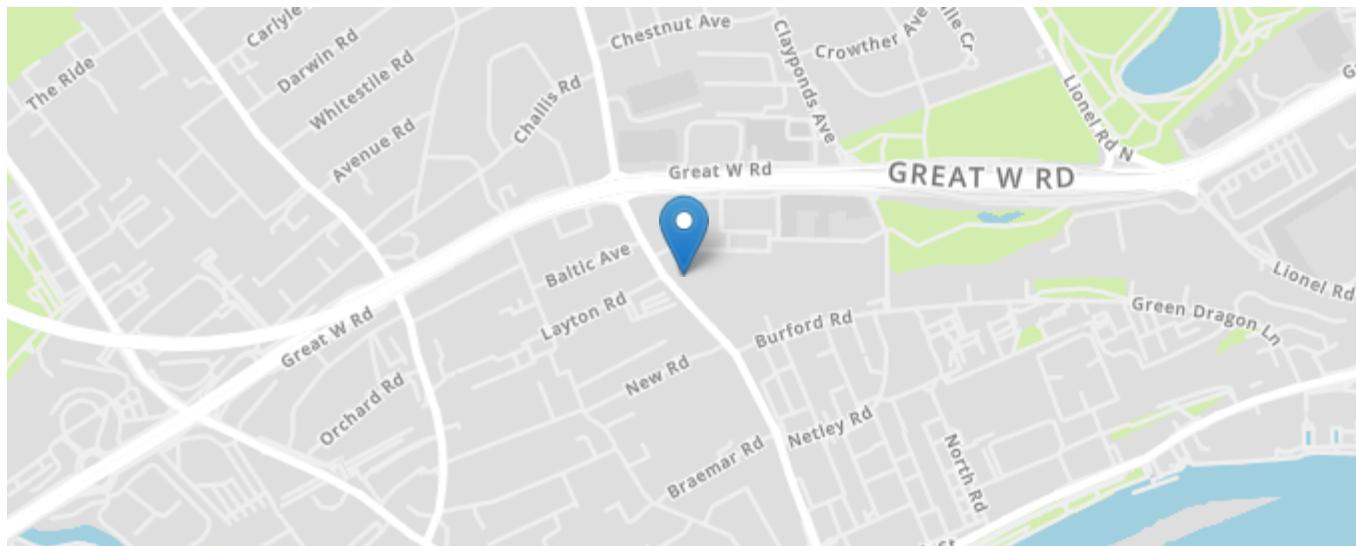
11' 8" x 11' 7" (3.56m x 3.53m)

#### Bathroom

7' 6" max. x 6' 8" max. (2.29m x 2.03m)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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.