

£120,000 Shared Ownership

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



- Guideline Minimum Deposit £12,000
- Sixth Floor (building has a lift)
- Spacious Bedroom
- Very Good Energy Efficiency Rating
- Close to Town Centre/Railway Station
- Guide Min Income Dual £40.2k | Single £46.5k
- Approx. 577 Sqft Gross Internal Area
- Stylish, Modern Bathroom
- Balcony
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). A spacious, sixth-floor apartment in this recently-built development. Internal features include a twenty-five-foot, semi-open-plan kitchen/reception room with attractive flooring, sleek units and integrated appliances. There is a generously-sized bedroom and a stylish, modern bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating/hot water system. The property has a balcony and residents can make use of the communal garden and roof terrace. Ascot House is close to the town centre and main shopping district. Staines Railway Station, for services between Reading/Weybridge/Windsor & Eton Riverside and London Waterloo, is also just a short walk away. Very long lease.

Housing Association: Clarion.

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

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £410.98 per month (subject to annual review).

Service Charge: £214.55 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,200 | Single - £46,500 (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 not permitted (except assistance animals). There is no parking space offered with this property. Please note: The floorplan is from the original marketing brochure and the room sizes have not been independently verified.

DIMENSIONS



SIXTH FLOOR

Entrance Hall

Reception

25' 3" max. x 12' 2" max. (7.70m x 3.71m)

Kitchen

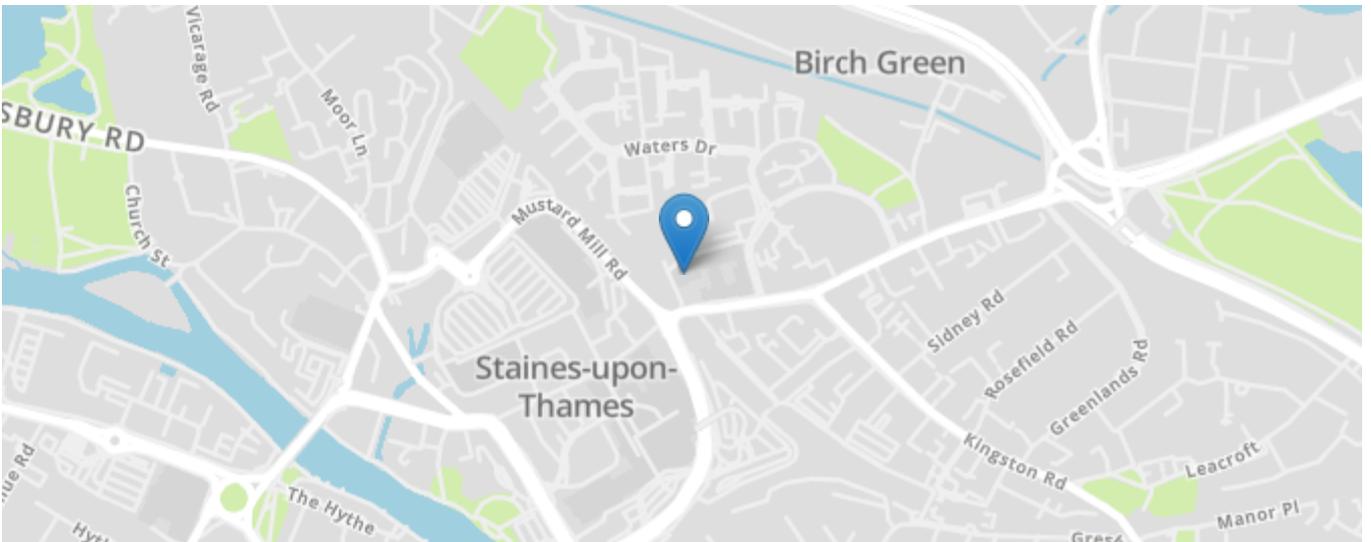
included in reception measurement

Balcony

10' 7" x 5' 2" (3.23m x 1.57m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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.