

## £148,500 Shared Ownership

Molineaux Court, Pontes Avenue, Hounslow, London TW3 3FJ



- Guideline Minimum Deposit £14,850
- First Floor with Balcony
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Parking Space
- Guide Min Income Dual £31.8k | Single £38k
- Approx. 770 Sqft Gross Internal Area
- Open Plan Kitchen
- Bathroom plus En-Suite Shower Room
- Short Walk to Hounslow Central (Piccadilly Line)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £330,000). A spacious and well-presented apartment on the first floor of this modern development. The property has a dual-aspect, open-plan kitchen/reception room with sleek, white units and integrated appliances. Doors open onto a balcony overlooking an area of communal lawn. There is a main bedroom with fitted wardrobe and en-suite shower room plus a second good-sized double bedroom and a bathroom with marble-style tiles. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Pontes Avenue is a private road close to a supermarket and other shops. The Treaty Shopping Centre is also within comfortable walking distance. Hounslow Central and Hounslow (mainline) Station provide access to the Piccadilly Line and SWR services respectively. The apartment comes with use of an allocated parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 24/06/2011).

**Minimum Share:** 45% (£148,500). The housing association will expect that you will purchase the largest share affordable.

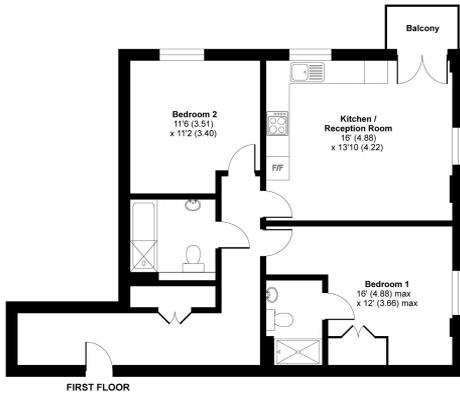
**Shared Ownership Rent:** £432.72 per month (subject to annual review).

**Service Charge:** £248.66 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,800 | Single - £38,000 (based on minimum share and 10% 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).



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

**Reception**  
16' x 13' 10" (4.88m x 4.22m)

#### Balcony

**Kitchen**  
included in reception measurement

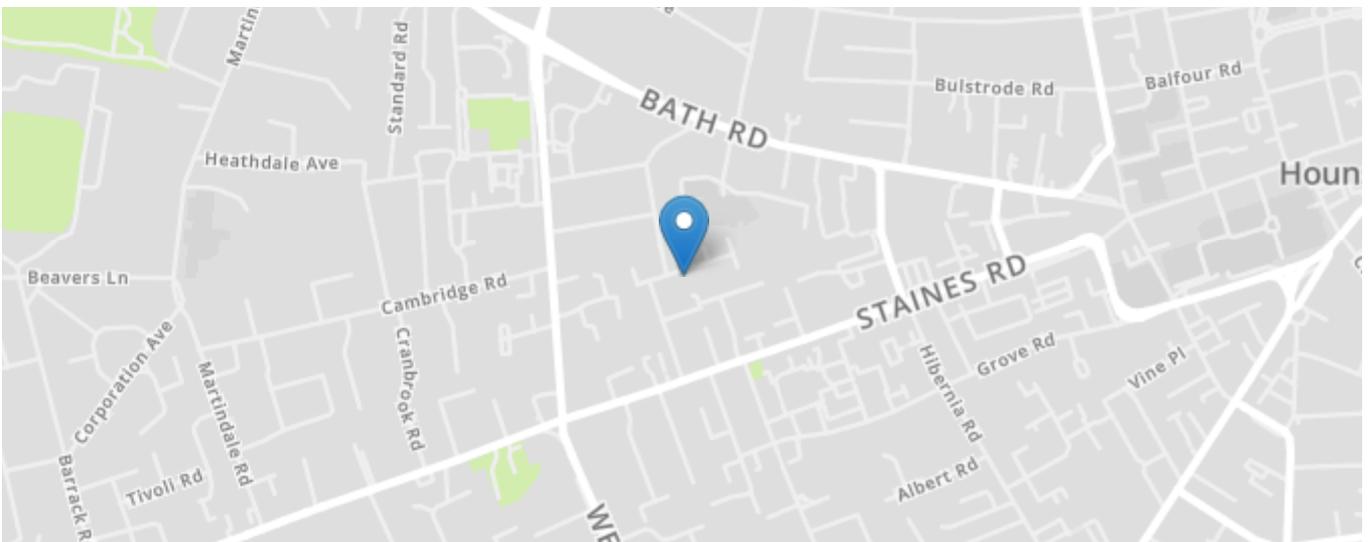
**Bedroom 1**  
16' max. x 12' max. (4.88m x 3.66m)

#### En-Suite Shower Room

**Bedroom 2**  
11' 6" x 11' 2" (3.51m x 3.40m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(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			
<b>England, Scotland &amp; Wales</b>		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.