

## £122,500 Shared Ownership

Foundry Court, Mill Street, Slough, Berkshire SL2 5FY



- Guideline Minimum Deposit £12,250
- Ground Floor
- Semi-Open-Plan Kitchen/Reception
- Parking Space
- Guide Min Income - Dual £43.4k Single £49.7k
- Approx. 650 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Short Walk from Slough Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £245,000). A well-presented, ground-floor flat which features a good-sized reception room with semi-open-plan kitchen. There is a master bedroom with en-suite shower room plus a second bedroom, which is also a double, and a main bathroom. Modern insulation standards and double glazing make for a good energy-efficiency rating. Foundry Court is in an exceptionally convenient location, just minutes from Slough Railway Station, for access to the Elizabeth Line plus GWR services to Windsor & Eton Central and London Paddington. A Tesco Extra and the Observatory Shopping Centre are both just a short walk away as are numerous other stores on or around the High Street. The property comes with a parking space.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 30/06/2006).

**Minimum Share:** 50% (£122,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £447.37 per month (subject to annual review).

**Service Charge:** £277.88 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £43,400 | Single - £49,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Slough 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).

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

16' 1" x 9' 8" min. (4.90m x 2.95m)

#### Kitchen

10' 10" x 6' 3" (3.30m x 1.91m)

#### Bedroom 1

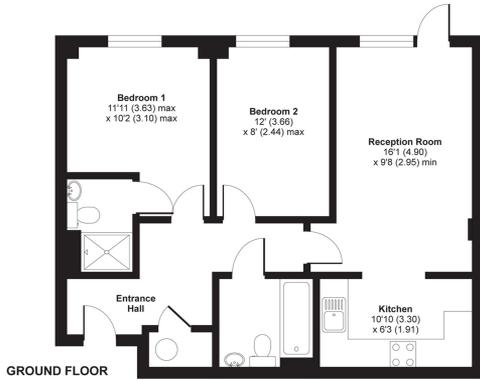
11' 11" max. x 10' 2" max. (3.63m x 3.10m)

#### En-Suite Shower Room

#### Bedroom 2

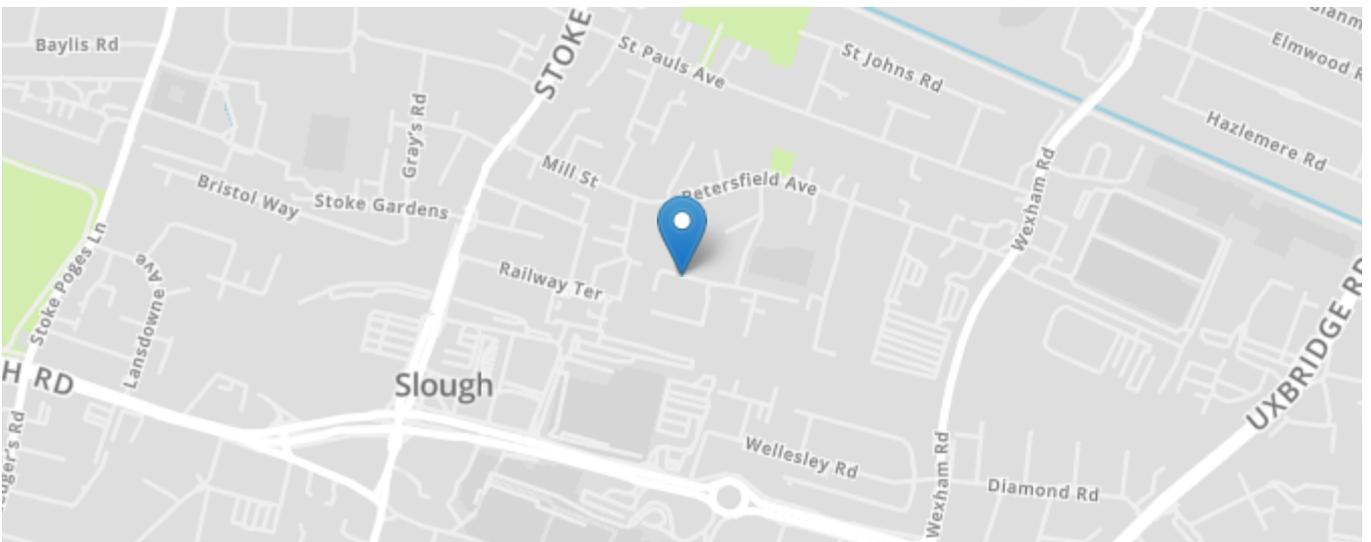
12' x 8' max. (3.66m x 2.44m)

#### Bathroom



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</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			
		72	80
<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.