

## £202,500 Shared Ownership

New Bell House, 4 Earl Haig Close, Hounslow, London TW4 7BZ



- Guideline Minimum Deposit £20,250
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony
- Guide Min Income - Dual £68.6k Single £79.2k
- Approx. 889 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Hounslow West Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Full market value £450,000). A smartly-presented flat on the second floor of this recently-built development. The spacious property has a twenty-six-foot reception room with open-plan kitchen area featuring integrated appliances and an island unit with breakfast bar. A glazed door leads from the dining area out onto the balcony. There is a main bedroom with built-in wardrobe and en-suite shower room plus a second, good-sized, double bedroom and a stylish bathroom. A pair of large storage/utility cupboards have been provided in the entrance hall and attractive wood panelling fitted in the three principle rooms. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. New Bell House has a communal cycle store and is also just minutes from Hounslow West Station, for Piccadilly Line services. Ofsted list eight schools that are rated either 'Good' or 'Outstanding' within a mile radius.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2021).

**Minimum Share:** 45% (£202,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £646.28 per month (subject to annual review).

**Service Charge:** £268.35 per month (subject to annual review).

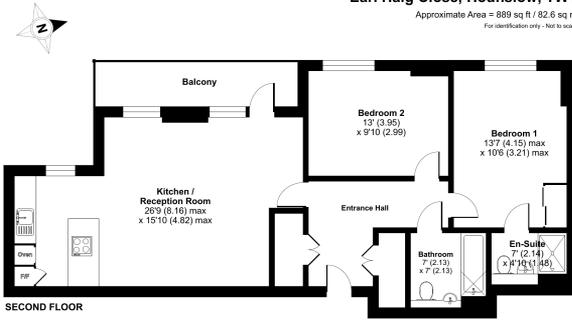
**Guideline Minimum Income:** Dual - £68,600 | Single - £79,200 (based on minimum share and 10% deposit).

**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). There is no parking space offered with this property.

**Earl Haig Close, Hounslow, TW4**

Approximate Area = 889 sq ft / 82.6 sq m  
For identification only - Not to scale



SECOND FLOOR

Plans were produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Produced by Urban Moves - 0207 1000000

## DIMENSIONS

### SECOND FLOOR

**Entrance Hall**

**Reception**

26' 9" max. x 15' 10" max. (8.15m x 4.83m)

**Kitchen**

included in reception measurement

**Balcony**

**Bedroom 1**

13' 7" max. x 10' 6" max. (4.14m x 3.20m)

**En-Suite Shower Room**

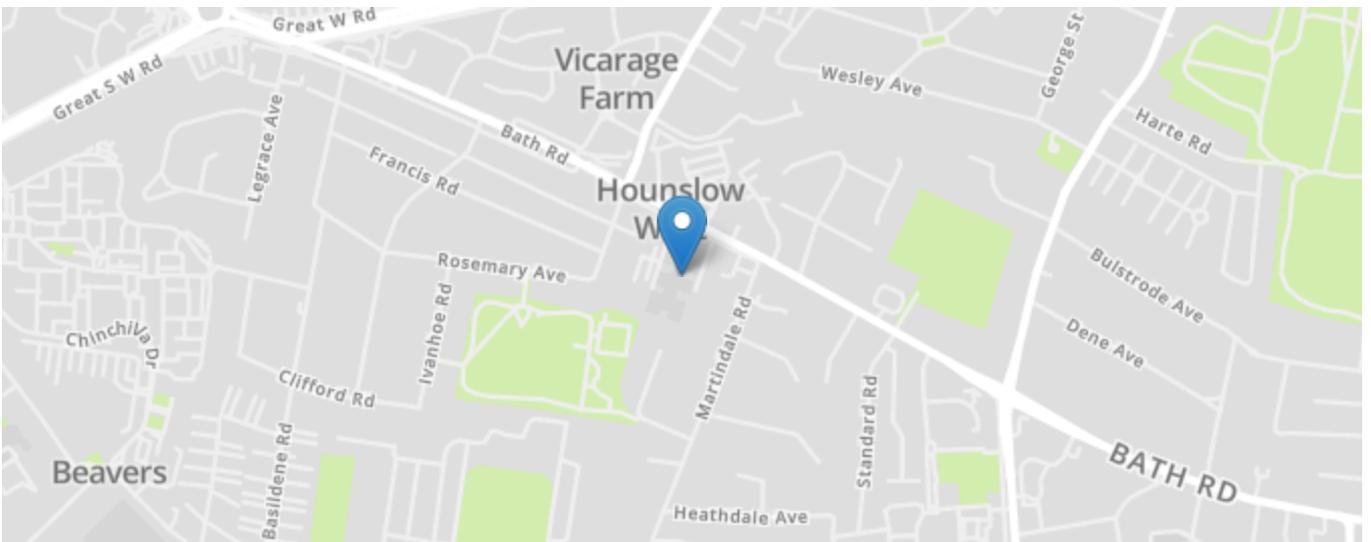
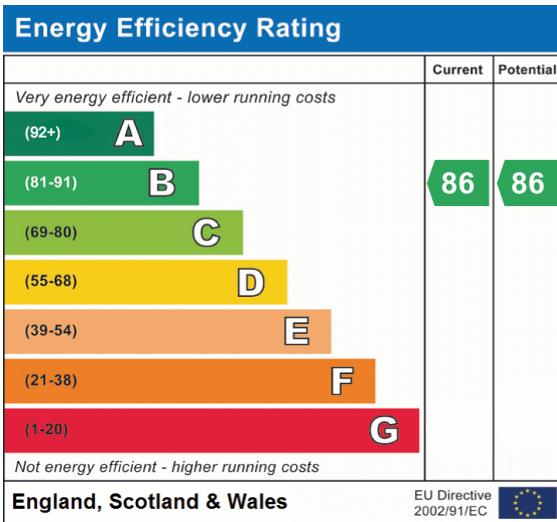
7' 0" max. x 4' 10" max. (2.13m x 1.47m)

**Bedroom 2**

13' 0" x 9' 10" (3.96m x 3.00m)

**Bathroom**

7' 0" max. x 7' 0" max. (2.13m x 2.13m)



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.