

£100,000 Shared Ownership

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



- Guideline Minimum Deposit £10,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Secure Underground Parking Space
- Guide Min Income Dual £51.8k | Single £59.4k
- Approx. 801 Sqft Gross Internal Area
- Balcony
- Very Good Energy Efficiency Rating
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £400,000). This smartly-presented apartment is on the second floor of a recently-built block and appears in excellent condition throughout. The property has an approximately twenty-eight-foot reception room with open-plan kitchen featuring gloss white units and integrated appliances. A sliding door provides access to the generously-sized balcony. There is a main bedroom with en-suite shower room plus a second double bedroom, a stylish, high-spec bathroom and a pair of hallway storage/utility cupboards. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy efficiency rating. Ascot House has a communal garden and a roof terrace that offers far-reaching views of the surrounding area. The town centre and main shopping district are close by and Staines Railway Station, for services between Reading/Weybridge/Windsor & Eton Riverside and London Waterloo, is also only a short walk away. This particular apartment comes with use of an allocated space in the gated, underground car park.

Housing Association: Clarion.

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

Minimum Share: 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £660.54 per month (subject to annual review).

Service Charge: £399.44 per month (subject to annual review).

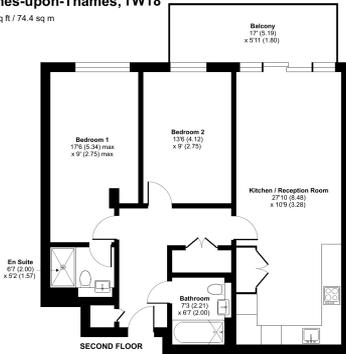
Guideline Minimum Income: Dual - £51,800 | Single - £59,400 (based on minimum share and 10% deposit).

Council Tax: Band D, 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Mill Mead, Staines-upon-Thames, TW18

Approximate Area = 801 sq ft / 74.4 sq m
For information only - not to scale



Plan prepared in accordance with RICS Property Measurement 2nd Edition, Approved Residential Property Measurement Standards (RICS Residential), 6th Edition 2018. Produced by Urban Moves, 2021, 14/04/2021

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

27' 10" x 10' 9" (8.48m x 3.28m)

Kitchen

included in reception measurement

Balcony

17' 0" x 5' 11" (5.19m x 1.80m)

Bedroom 1

17' 6" max. x 9' 0" max. (5.34m x 2.75m)

En-Suite Shower Room

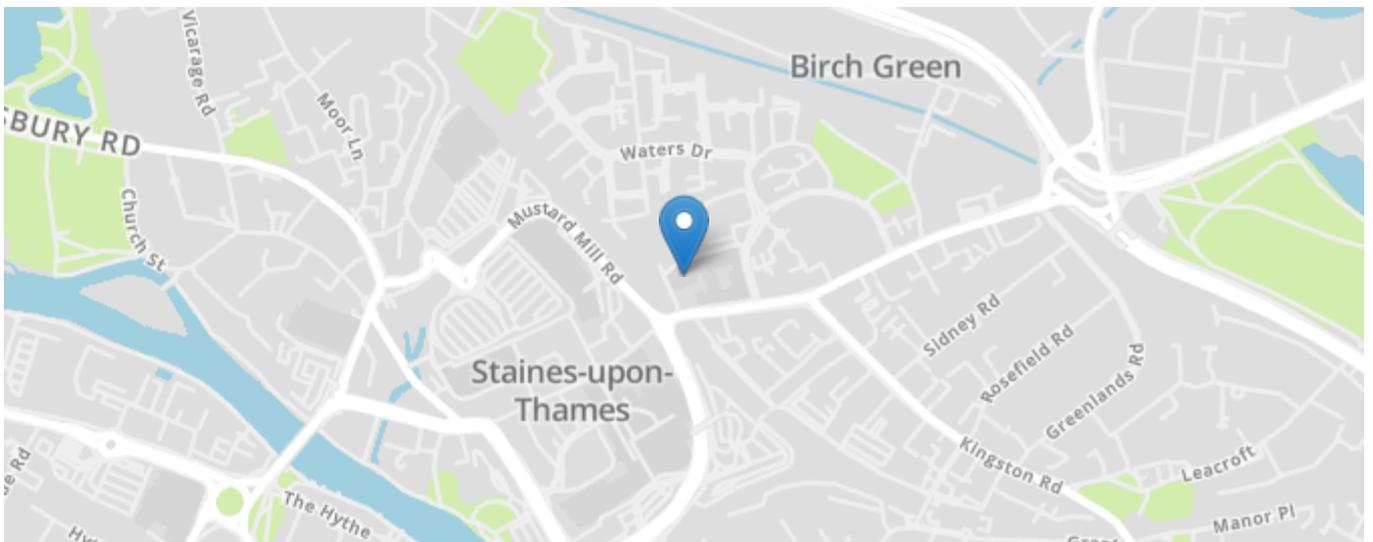
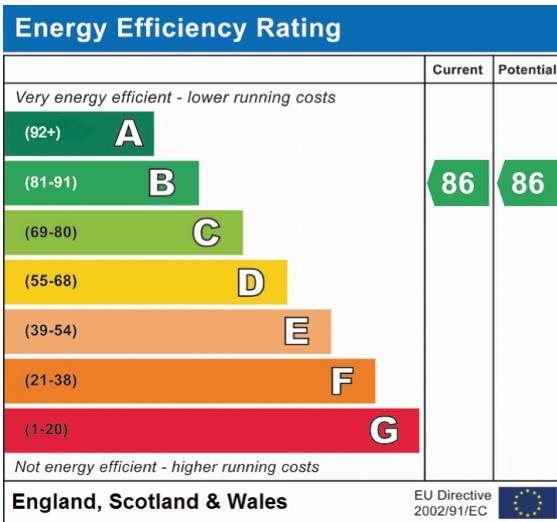
6' 7" max. x 5' 2" max. (2.00m x 1.57m)

Bedroom 2

13' 6" x 9' 0" (4.12m x 2.75m)

Bathroom

7' 3" max. x 6' 7" max. (2.21m x 2.00m)



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.