

£162,000 Shared Ownership

Poppy House, 6 Earl Haig Close, Hounslow, London TW4 7DB



- Guideline Minimum Deposit £16,200
- Fourth Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Underfloor Heating
- Guide Min Income Dual £60.4k | Single £69.6k
- Approx. 814 Sqft Gross Internal Area
- Two Large Balconies
- Very Good Energy Efficiency Rating
- Minutes from Hounslow West Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £405,000). A generously-sized apartment on the fourth floor of this recently-constructed development. The property has a dual-aspect reception room with open-plan kitchen area featuring handle-less units and integrated appliances. A door leads from the living area out onto a large balcony. There is a main bedroom with built-in wardrobe and en-suite shower room plus a second good-sized double bedroom. Both bedrooms have access to an additional balcony which faces south/south-west and offers a very pleasant view of Beaversfield Park. The bathroom is simple yet stylish and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls, high performance glazing and underfloor heating supplied from a communal hot water system all contribute towards a very good energy-efficiency rating. There is a communal cycle store and Poppy House is also just minutes from Hounslow West Station (Piccadilly Line).

Housing Association: A2Dominion.

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

Minimum Share: 40% (£162,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £660.16 per month (subject to annual review).

Service Charge: £273.76 per month (subject to annual review).

Guideline Minimum Income: Dual - £60,400 | Single - £69,600 (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 = 814 sq ft / 75.6 sq m
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. © Urban Moves 2020. Produced for Urban Moves. REF: 1421200

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 87 | 87 |
| (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 | |

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception
19' 11" x 14' 9" (6.07m x 4.50m)

Kitchen
included in reception measurement

Balcony
15' 3" x 8' 6" (4.65m x 2.59m)

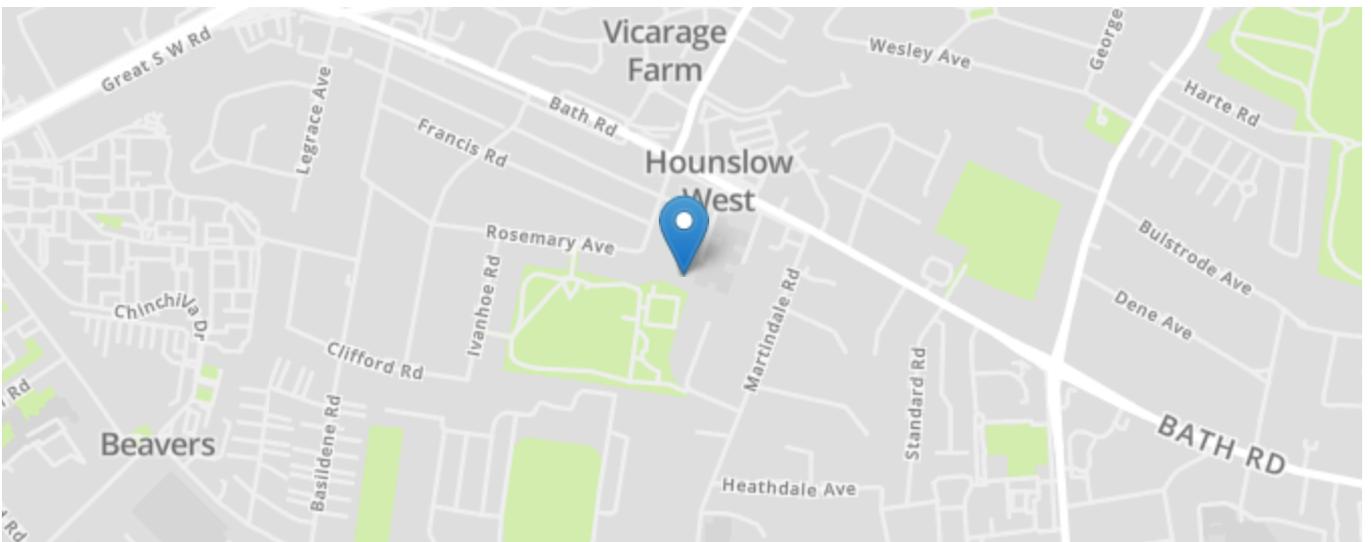
Bathroom
7' 0" max. x 6' 1" max. (2.13m x 1.98m)

Bedroom 1
11' 6" min. x 9' 6" max. (3.51m x 2.90m)

En-Suite
7' 0" max. x 5' 2" max. (2.13m x 1.57m)

Bedroom 2
13' 1" max. x 11' 0" max. (3.99m x 3.35m)

Balcony
20' 4" x 5' 3" (6.20m x 1.60m)



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.