

£52,500 Shared Ownership

Padbury Close, Bedfont, Feltham, London TW14 8SW



- Guideline Minimum Deposit £5,250
- Ground Floor with Private Entrance
- Naturally-Lit Kitchen and Bathroom
- Private Rear Garden
- Guide Min Income Dual £24.7k | Single £27.5k
- Approx. 455 Sqft Gross Internal Area
- Built-In Bedroom Wardrobe
- Short Bike Ride from Feltham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £210,000). A well-presented, one-bedroom, ground floor flat/maisonette in a development of similar properties. A private entrance opens into a twenty-one-foot reception/dining room with storage/utility cupboard and attractive flooring. The kitchen gets good natural light thanks to a south/south-west-facing window and the bathroom is also naturally lit. The bedroom includes a built-in wardrobe and features patio doors that lead out to the rear garden. Feltham Railway Station is a short bike ride away for services between Windsor/Weybridge/Reading and London Waterloo plus the London Underground station at Heathrow Terminal 4, which provides access to the Piccadilly and Elizabeth Lines, is also within easy reach. Nearby Bedfont Lakes Country Park offers many acres of beautiful outside space to explore. The lease is being extended so will have approximately 162 years remaining.

Housing Association: A2Dominion.

Tenure: Leasehold (currently 99 years from 01/06/1990, 99-year extension in progress).

Minimum Share: 25% (£52,500). 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: £123.55 per month (subject to annual review).

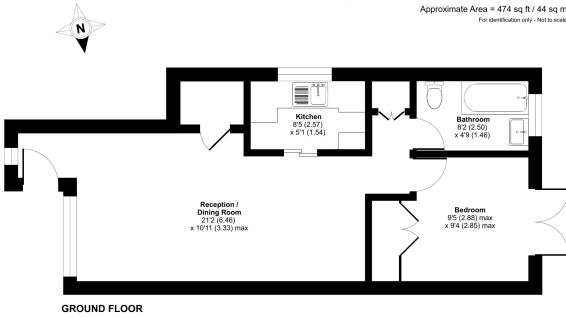
Guideline Minimum Income: Dual - £24,700 | Single - £27,500 (based on minimum share and 10% deposit).

Council Tax: Band C, 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 however we understand on-street parking is available.

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Approximate Area = 474 sq ft / 44 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 Protocol), in accordance with the RICS Professional Statement for Urban Moves, 1827 - 10/2020

DIMENSIONS

GROUND FLOOR

Reception / Dining Room
21' 2" x 10' 11" max. (6.46m x 3.33m)

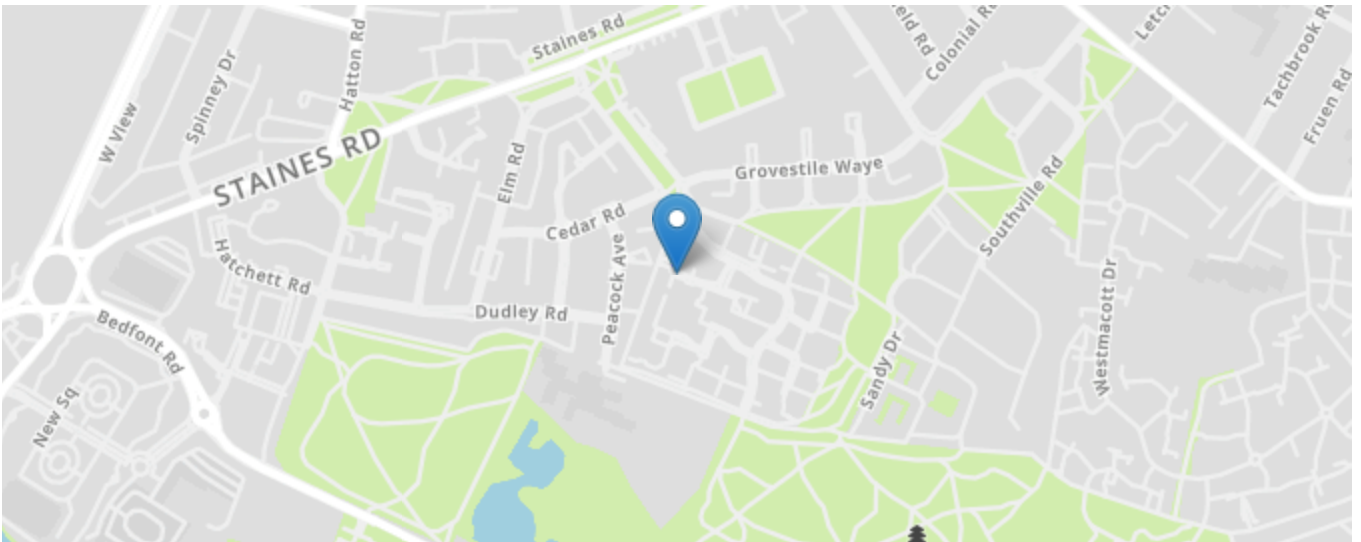
Kitchen
8' 5" x 5' 1" (2.57m x 1.54m)

Bathroom
8' 2" x 4' 9" (2.50m x 1.46m)

Bedroom
9' 5" max. x 9' 4" max. (2.88m x 2.85m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.