

£176,250 Shared Ownership

Geraint Thomas House North, The Boulevard, Crawley, West Sussex RH10 1DF



- Guideline Minimum Deposit £17,625
- Ground Floor with Private Terrace
- Open Plan Kitchen/Reception Room
- Stylish, Modern Bathroom
- Close to Town Centre
- Guide Min Income Dual £40.1k | Single £46.3k
- Approx. 554 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Very Good Energy Efficiency Rating
- Short Walk to Crawley Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £235,000). A spacious apartment on the ground floor of this conveniently-located development. The property has a twenty-one-foot reception with attractive, open-plan kitchen featuring handle-less units and integrated appliances. A door leads out to a full-width, east-facing terrace. There is a built-in wardrobe in the bedroom, a pair of storage/utility cupboards in the hallway and a stylish, modern bathroom. Well insulated walls and floor, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Geraint Thomas House has a communal cycle store, is close to the extensive range of shops and amenities of the town centre and only a short walk from Crawley Station, which offers services to a number of destinations including the south coast and various stations in central London.

Housing Association: A2Dominion.

Tenure: Leasehold (250 years from 20/08/2019).

Share Available: 75% (£176,250).

Shared Ownership Rent: £152.61 per month (subject to annual review).

Service Charge: £191.04 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,100 | Single - £46,300 (based on minimum share and 10% deposit).

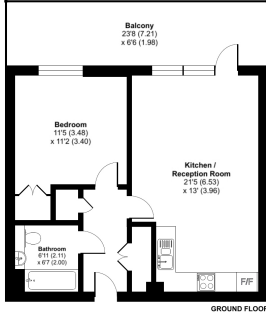
Council Tax: Band B, Crawley Borough Council. Priority is given to applicants living and/or working in this local authority.

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



Geraint Thomas House North, The Boulevard, Crawley, RH10

Approximate Area = 554 sq ft / 51.4 sq m
For identification only - Not to scale



GROUND FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS) (November 2018), Produced by Urban Moves, REF: 142267

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

21' 5" max. x 13' 0" max. (6.53m x 3.96m)

Kitchen

included in reception measurement

Balcony / Terrace

23' 8" x 6' 6" (7.21m x 1.98m)

Bedroom

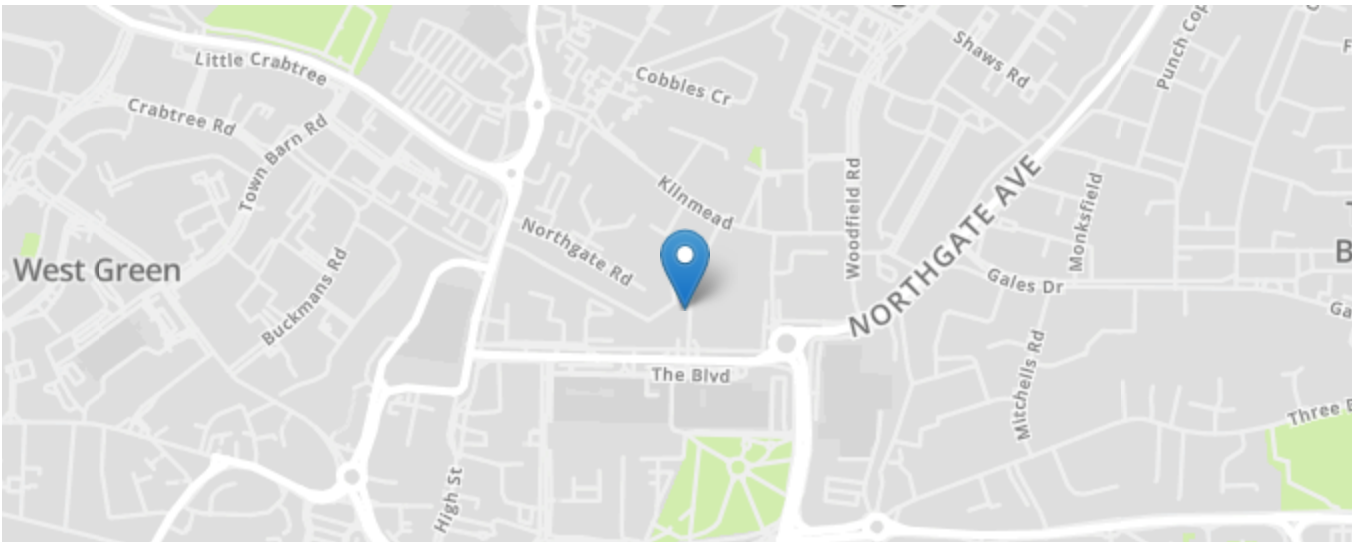
11' 5" x 11' 2" (3.48m x 3.40m)

Bathroom

6' 11" max. x 6' 7" max. (2.11m x 2.00m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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	



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.