

£175,000 Shared Ownership

Ironside Court, 8 Southcott Road, Teddington, London TW11 0BY



- Guideline Minimum Deposit £17,500
- First Floor
- Modern Double Glazing and Gas Central Heating
- Attractive Communal Grounds
- Minutes from Hampton Wick Station
- Guide Min Income Dual £51.9k | Single £59.5k
- Approx. 561 Sqft Gross Internal Area
- Two Juliette Balconies
- Parking Space
- Bushy Park and Hampton Court Park Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £350,000). This generously-sized flat is on the first floor and has a twenty-five-foot reception room with open-plan kitchen at one end and a Juliette balcony at the other. The spacious bedroom also features a Juliette balcony as well as a fitted wardrobe. There is a simple, modern and pristine-looking bathroom and a pair of storage/utility cupboards have been provided in the entrance hall. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. The property faces south/south-east and overlooks an area of communal lawn at the rear of the building. Ironside Court is very close to Bushy/Hampton Court Park and only a few minutes walk from Hampton Wick Station. Just over the river is The Bentall Centre, along with an excellent range of other shops plus cafes, restaurants, IMAX cinema etc. The flat comes with use of an allocated parking space.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/09/2008).

Minimum Share: 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £428.47 per month (subject to annual review).

Service Charge: £219.37 per month (subject to annual review).

Guideline Minimum Income: Dual - £51,900 | Single - £59,500 (based on minimum share and 10% deposit).

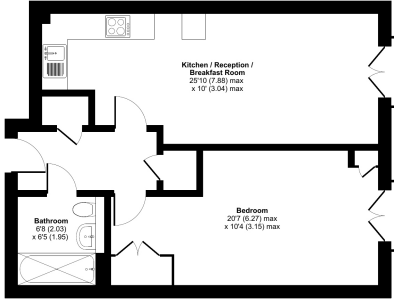
Council Tax: Band C, London Borough of Richmond upon Thames. Priority is given to applicants living and/or working in this local authority.

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).



Southcott Road, Teddington, TW11

Approximate Area = 561 sq ft / 52.1 sq m
For identification only - Not to scale



Plan data produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS) Requirements. © Urban Moves 2020. Produced for Urban Moves. 1027 - 14991002

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

25' 10" max. x 10' 0" max. (7.88m x 3.04m)

Kitchen

included in reception measurement

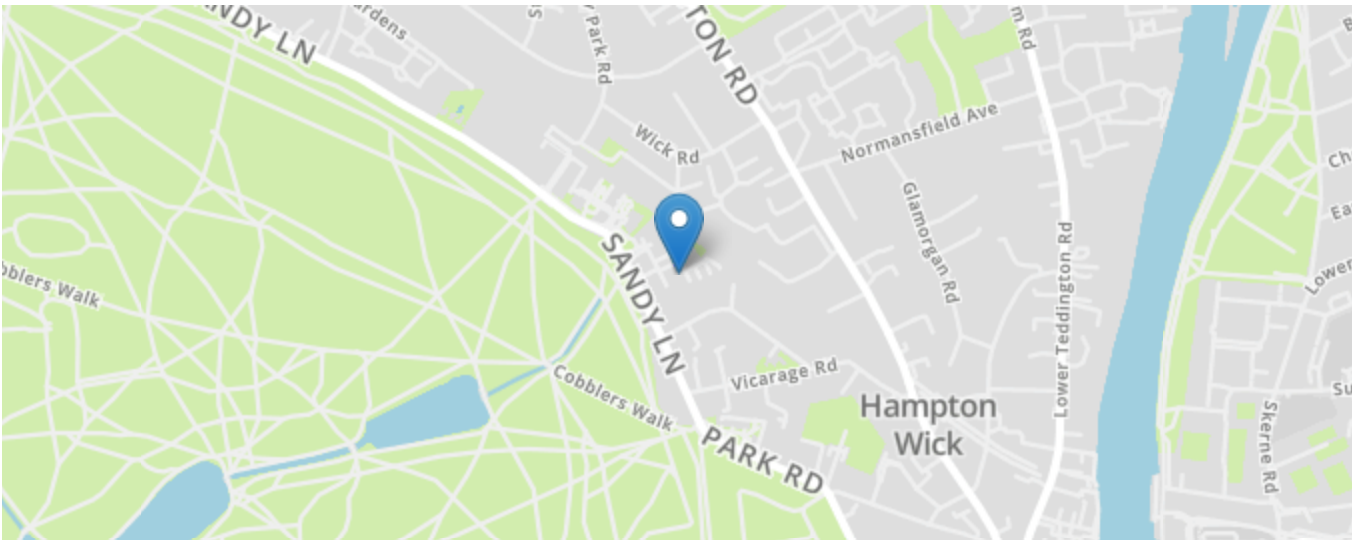
Bedroom

20' 7" max. x 10' 4" max. (6.27m x 3.15m)

Bathroom

6' 8" max. x 6' 5" max. (2.03m x 1.95m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	



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.