

£144,000 Shared Ownership

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



- Guideline Minimum Deposit £14,400
- First Floor (building has a lift)
- Dual Aspect Reception Room
- Modern Double Glazing and Gas Central Heating
- Short Walk from Hampton Wick Station
- Guide Min Income Dual £48.8k | Single £55.9k
- Approx. 555 Sqft Gross Internal Area
- Juliette Balcony
- Parking Space
- Bushy Park and Hampton Court Park Nearby

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £360,000). A well-proportioned and well-presented flat in this modern development. The property has a dual-aspect reception room with south/south-east-facing Juliette balcony overlooking an area of communal lawn at the rear of the building. The kitchen is open-plan, there is a spacious bedroom with fitted wardrobe and a good-sized bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. 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: 40% (£144,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £522.12 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £48,800 | Single - £55,900 (based on minimum share and 10% deposit).

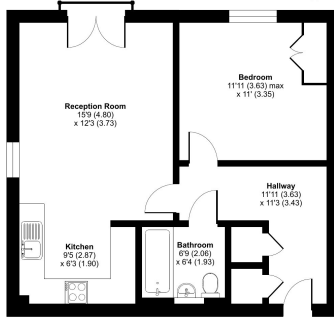
Council Tax: Band C, London Borough of Richmond Upon Thames. Priority is given to applicants living and/or working in this local authority.

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).

DIMENSIONS

Southcott Road, Teddington, TW11

Approximate Area = 555 sq ft / 51.6 sq m
For identification only - Not to scale



FIRST FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition, Incorporated International Property Measurement Standards (IPMS) Residential, © Urbanmoves 2020. Produced for Urban Moves. REF: 1402554

FIRST FLOOR

Entrance Hallway

11' 11" max. x 11' 3" max. (3.63m x 3.43m)

Bedroom

11' 11" max. x 11' 0" (3.63m x 3.35m)

Bathroom

6' 9" max. x 6' 4" max. (2.06m x 1.93m)

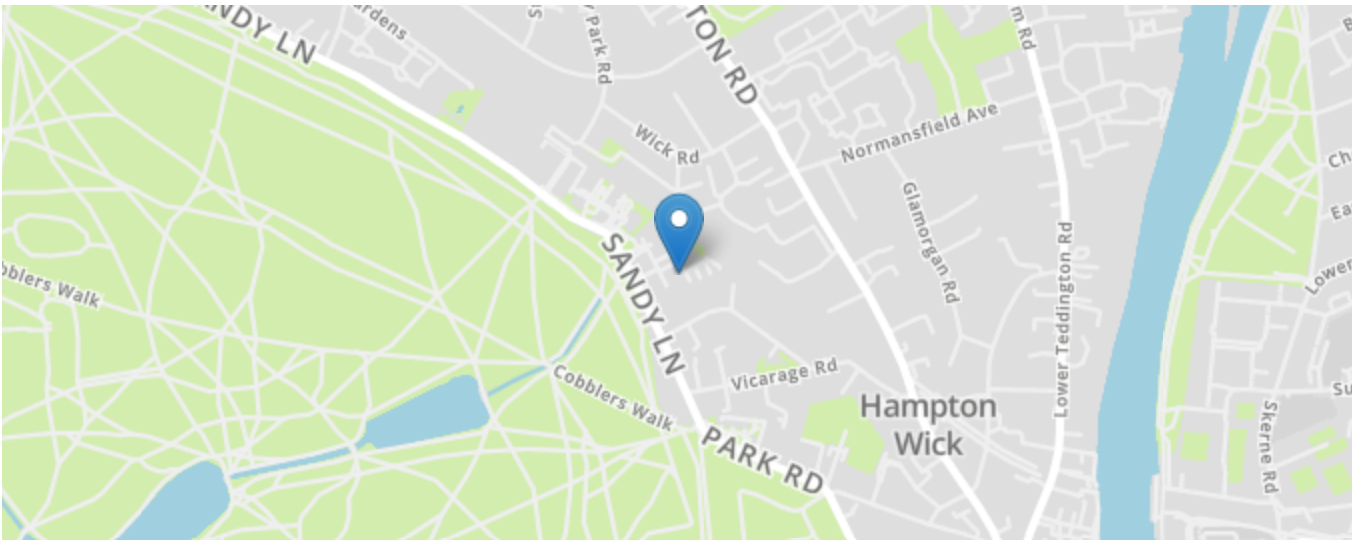
Reception Room

15' 9" x 12' 3" (4.80m x 3.73m)

Kitchen

9' 5" x 6' 3" (2.87m x 1.90m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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.