

£84,600 Shared Ownership

Ascot House, 30 Mill Mead, Staines, Surrey TW18 4QZ



- Guideline Minimum Deposit £8,460
- Tenth Floor with Balcony
- Overlooks Communal Roof Terrace
- Very Good Energy Efficiency Rating
- Town Centre/Station Within Easy Reach
- Guide Min Income Dual £39.6k | Single £45.9k
- Approx. 559 Sqft Gross Internal Area
- Spacious Bedroom and Stylish Bathroom
- Secure Underground Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £282,000). This spacious and well-presented apartment is on the tenth floor and has a reception room with semi-open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads from the living/dining area out onto a corner balcony which offers a very pleasant view of the communal roof terrace. There is a generously-sized bedroom, a stylish, high-spec bathroom and a large storage/utility cupboard has been provided in the entrance hallway. Demanding insulation standards, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Ascot House is close to the town centre and main shopping district. Staines Railway Station, for services between Reading/Weybridge/Windsor & Eton Riverside and London Waterloo, is also just a short walk away. The property comes with an allocated space in the underground car park and is held on a very long lease.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/01/2019).

Minimum Share: 30% (£84,600). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £519.40 per month (subject to annual review).

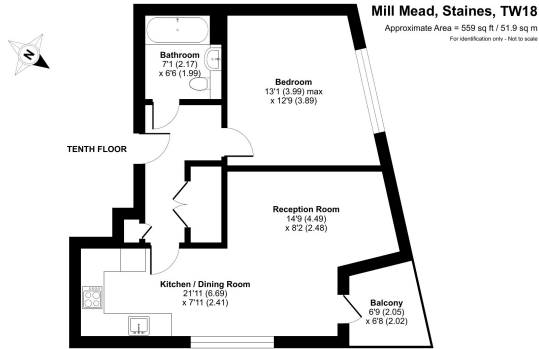
Service Charge: £319.94 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,600 | Single - £45,900 (based on minimum share and 10% deposit).

Council Tax: Band C, Spelthorne 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS



Plan also produced in accordance with RICS Property Measurement 3rd Edition, Incorporated International Property Measurement Standards (IPMS) Residential, Produced for Urban Moves, REF: 1488725, ©Urban Moves 2020

TENTH FLOOR

Entrance Hall

Kitchen / Dining
21' 11" x 7' 11" (6.69m x 2.41m)

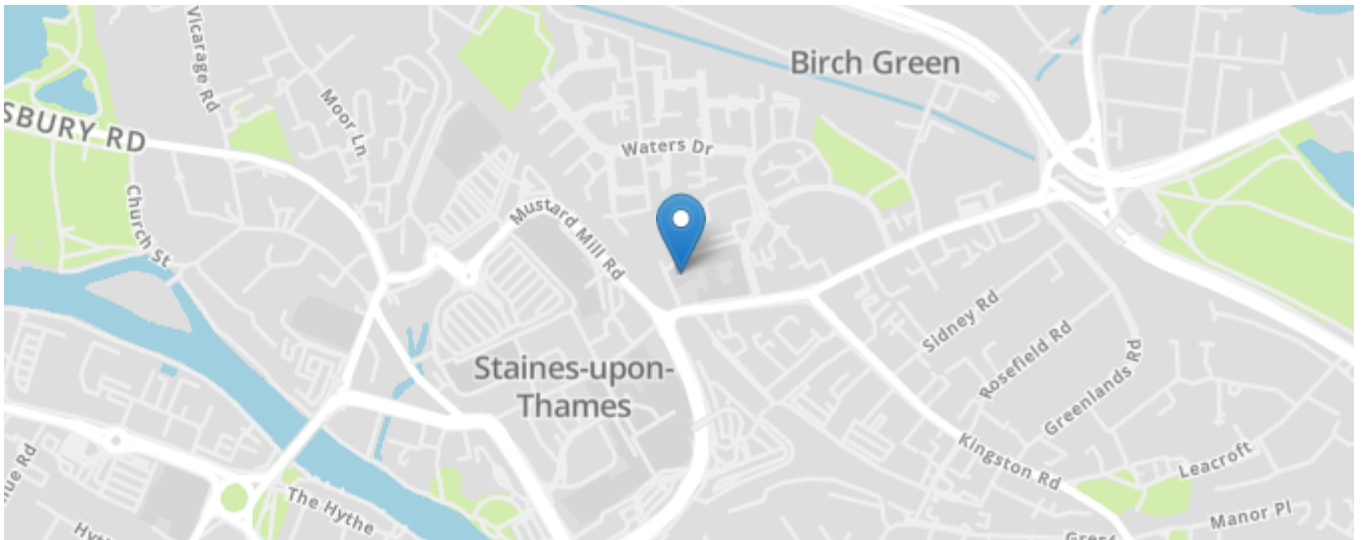
Reception
14' 9" x 8' 2" (4.49m x 2.48m)

Balcony
6' 9" x 6' 8" (2.05m x 2.02m)

Bedroom
13' 1" max. x 12' 9" (3.99m x 3.89m)

Bathroom
7' 1" max. x 6' 6" max. (2.17m x 1.99m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.