

## £90,000 Shared Ownership

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



- Guideline Minimum Deposit £9,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Communal Garden and Roof Terrace
- Guide Min Income Dual £47.7k | Single £54.6k
- Approx. 823 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Very Good Energy Efficiency Rating
- Very Long Lease

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £360,000). This smartly-presented apartment is on the second floor of a recently-built block and has a spacious reception room with attractive flooring and open-plan kitchen area featuring gloss white units and integrated appliances. A large, sliding door leads from the living area out onto a seventeen-foot, south/south-east-facing balcony which overlooks the communal garden/courtyard. There is a main bedroom with en-suite shower room plus a generously-sized second double bedroom, a stylish, high-spec bathroom and useful hallway storage/utility cupboards. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The town centre and main shopping district are close by and Staines Railway Station, for services between Reading/Weybridge/Windsor & Eton Riverside and London Waterloo, is also just a short walk away. The property is held on a very long lease.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £690.51 per month (subject to annual review).

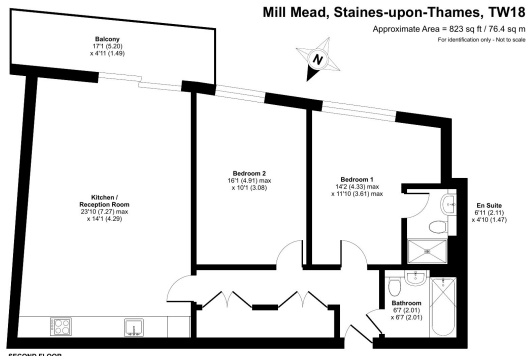
**Service Charge:** £320.97 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £47,700 | Single - £54,600 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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). There is no parking space offered with this property.

## DIMENSIONS



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APMS) Registered. Produced by Urban Moves. 8521 1488142. © Urban Moves 2020.

### SECOND FLOOR

#### Entrance Hallway

#### Reception

23' 10" max. x 14' 1" (7.27m x 4.29m)

#### Balcony

17' 1" x 4' 11" (5.20m x 1.49m)

#### Bedroom 1

14' 2" max. x 11' 10" max. (4.33m x 3.61m)

#### En-Suite Shower Room

6' 11" x 4' 10" (2.11m x 1.47m)

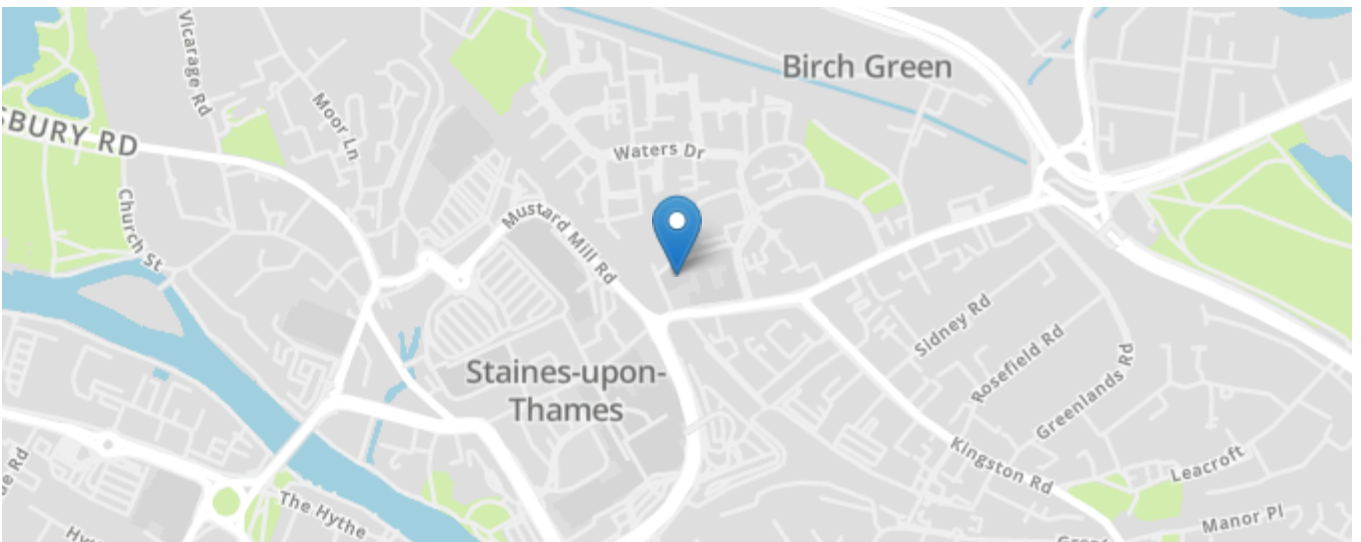
#### Bedroom 2

16' 1" max. x 10' 1" (4.91m x 3.08m)

#### Bathroom

6' 7" max. x 6' 7" max. (2.01m x 2.01m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.