

£135,000 Shared Ownership

Sycamore House, 6 Holywell Way, Ashford, Surrey TW19 7SH



- Guideline Minimum Deposit £13,500
- Second (Top) Floor
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Parking Space plus Communal Cycle Store
- Guide Min Income Dual £44.2k | Single £50.5k
- Approx. 737 Sqft Gross Internal Area
- Open Plan Kitchen
- Very Good Energy Efficiency Rating
- Short Bike Ride from Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £270,000). This smartly-presented flat is on the top floor and has a dual-aspect (south and east-facing) reception room with sleek, open-plan kitchen area. The seventeen-foot main bedroom features a fitted wardrobe plus additional overbed/bedside cabinetry. There is a second, comfortable, double bedroom and a stylish bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a very good energy-efficiency rating. Sycamore House is located just to the north of Ashford Hospital and within easy walking distance of the Tesco Extra. Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo, can be reached on foot, via bus or by brief cycle ride. The local primary schools are all Ofsted-rated either 'Good' or 'Outstanding'. The property comes with use of an allocated, off-street parking space.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/12/2015).

Minimum Share: 50% (£135,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £462.55 per month (subject to annual review).

Service Charge: £214.03 per month (subject to annual review).

Guideline Minimum Income: Dual - £44,200 | Single - £50,500 (based on minimum share and 10% deposit).

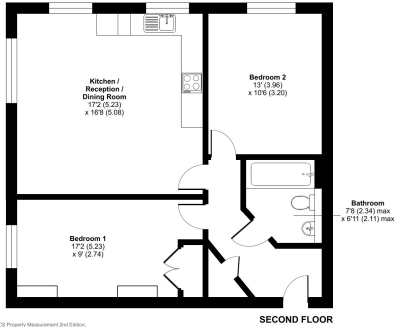
Council Tax: Band C, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals).



Holywell Way, Staines-upon-Thames, TW19

Approximate Area = 737 sq ft / 68.4 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporated National Property Measurement Standards (NPMS) Revision 1. © Urbanmoves 2023. Produced by Urban Moves. REF: 1471024

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

17' 2" x 16' 8" (5.23m x 5.08m)

Kitchen

included in reception measurement

Bedroom 1

17' 2" x 9' 0" (5.23m x 2.74m)

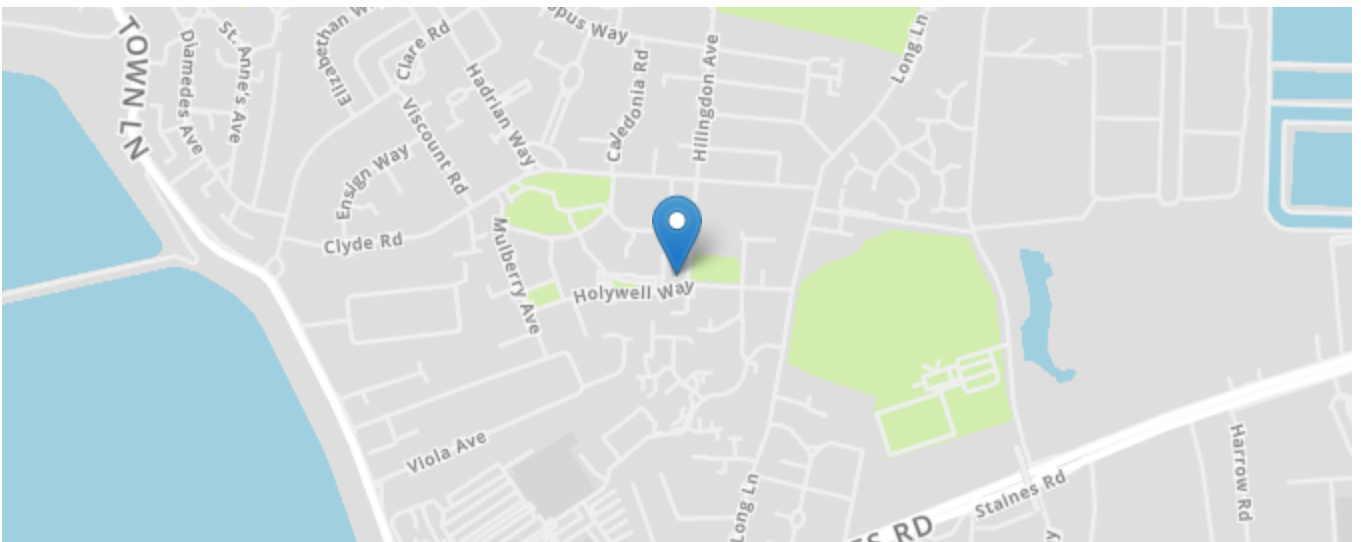
Bedroom 2

13' 0" x 10' 6" (3.96m x 3.20m)

Bathroom

7' 8" max. x 6' 11" max. (2.34m x 2.11m)

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.