

£72,500 Shared Ownership

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



- Guideline Minimum Deposit £7,250
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Close to Town Centre/Railway Station
- Guide Min Income Dual £37.5k | Single £43.8k
- Approx. 607 Sqft Gross Internal Area
- Balcony Overlooking Communal Terrace
- Parking Space
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £290,000). A spacious, third-floor apartment in this recently-built development. Internal features include a reception room with attractive flooring and a semi-open-plan kitchen featuring sleek, handle-less units and integrated appliances. A sliding door leads from the living area out onto a balcony that overlooks a communal terrace. There is a good-sized bedroom and a stylish, modern bathroom. A pair of large storage/utility cupboards have been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating/hot water system. 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 is held on a very long lease and comes with use of an allocated space in the underground car park.

Housing Association: Clarion.

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

Minimum Share: 25% (£72,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £537.45 per month (subject to annual review).

Service Charge: £315.86 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,500 | Single - £43,800 (based on minimum share and 10% deposit).

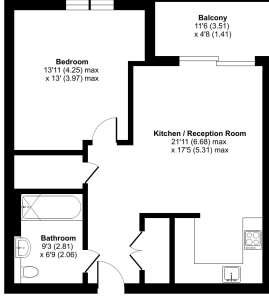
Council Tax: Band C, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

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).



Mill Mead, Staines-upon-Thames, TW18

Approximate Area = 607 sq ft / 56.3 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © and licensed 2020. Produced by Urban Moves. REF: 1400981

DIMENSIONS

THIRD FLOOR

Reception

21' 11" max. x 17' 5" max. (6.68m x 5.31m)

Kitchen

included in reception measurement

Balcony

11' 6" x 4' 8" (3.51m x 1.41m)

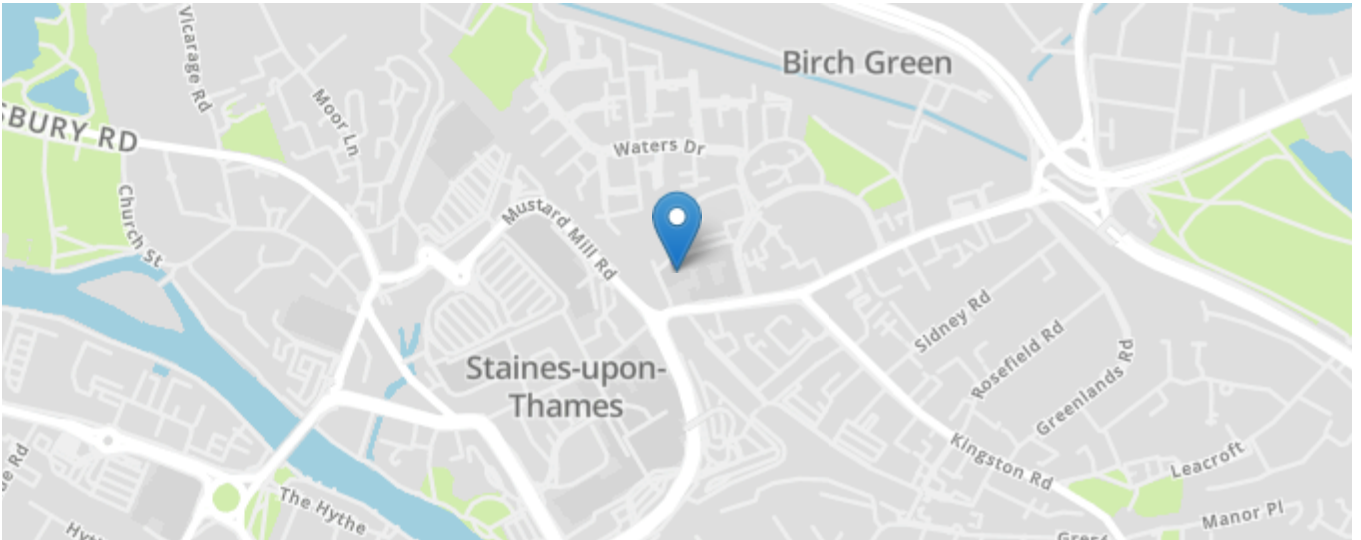
Bedroom

13' 11" max. x 13' 0" max. (4.25m x 3.97m)

Bathroom

9' 3" max. x 6' 9" max. (2.81m x 2.06m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		85	85
(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.