

## £176,000 Shared Ownership

New Bell House, 4 Earl Haig Close, Hounslow, London TW4 7BZ



- Guideline Minimum Deposit £17,600
- Top Floor (fifth - building has a lift)
- Bathroom plus En-Suite Shower Room
- Large Balcony
- Guide Min. Income - Dual £69.4k | Single £77.9k
- Approx. 878 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Hounslow West Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £440,000). This spacious apartment occupies a favourable position in a recently-constructed development - top floor with an east/south-east-facing balcony which offers a far-reaching view of the surrounding area. Internal features include a reception room with wood flooring and an attractive open-plan kitchen with handle-less units and integrated appliances. There is a generously-sized main bedroom with fitted wardrobe and en-suite shower room plus a second, comfortable, double bedroom, a stylish bathroom and a pair of large storage/utility cupboards in the entrance hall. Well insulated walls and roof, high performance glazing and a communal heating/hot water system have resulted in a very good energy efficiency rating. New Bell House has a communal cycle store and is also just minutes from Hounslow West Station, for Piccadilly Line services. Ofsted list eight schools that are rated either 'Good' or 'Outstanding' within a mile radius.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2021).

**Minimum Share:** 40% (£176,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £727.24 per month (subject to annual review).

**Service Charge:** £306.16 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £69,400 | Single - £77,900 (based on minimum share and 10% deposit).

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

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hall

#### Reception

26' 7" max. x 15' 10" max. (8.10m x 4.83m)

#### Kitchen

included in reception measurement

#### Balcony

18' 6" x 4' 9" (5.64m x 1.45m)

#### Bedroom 1

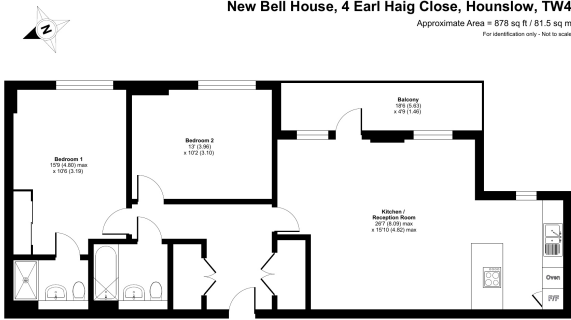
15' 9" max. x 10' 6" (4.80m x 3.20m)

#### En-Suite Shower Room

#### Bedroom 2

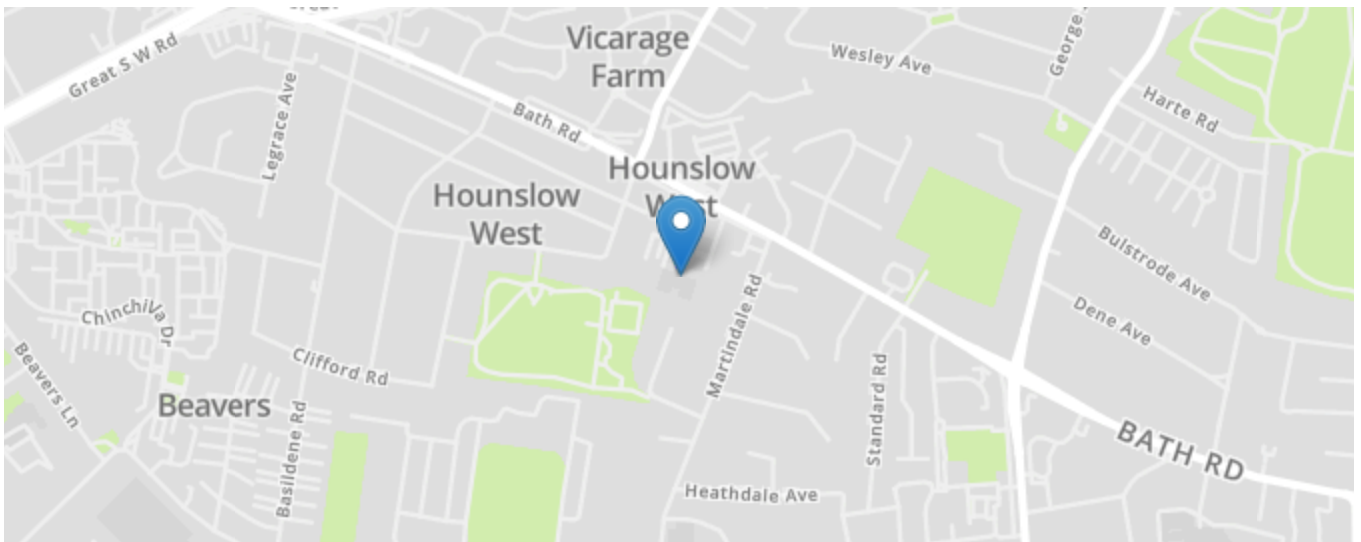
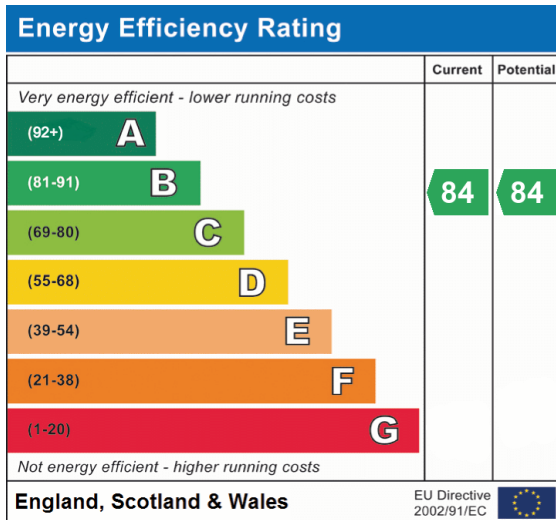
13' 0" x 10' 2" (3.96m x 3.10m)

#### Bathroom



Approved  
Floor plan

Floor plan produced in accordance with PAS 98 Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. © Urbanmoves 2023. Produced for Urbanmoves. REF: 1178859



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