

£108,000 Shared Ownership

Puccinia Court, Yeoman Drive, Staines-upon-Thames, Surrey TW19 7TX



- Guideline Minimum Deposit £10,800
- Ground Floor with Private Patio
- Kitchen Separate from Reception Room
- Parking Space
- Guide Min Income - Dual £46.7k Single £53.4k
- Approx. 716 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Bike Ride from Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £270,000). A stylishly-presented, ground-floor flat which features a good-sized reception room with glazed door that opens onto a private patio. The kitchen is quite spacious, there is a large main bedroom plus a second, comfortable, double bedroom and a naturally-lit bathroom. Both bedrooms include a built-in wardrobe and a pair of storage/utility cupboards have been provided in the hallway. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Ofsted list four primary schools within a mile radius of Yeoman Drive, all rated 'Good'. There is a large supermarket conveniently close by and 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.

Housing Association: A2Dominion.

Tenure: Leasehold (198 years from 2004).

Minimum Share: 40% (£108,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £663.99 per month (subject to annual review).

Service Charge: £193.27 per month (subject to annual review).

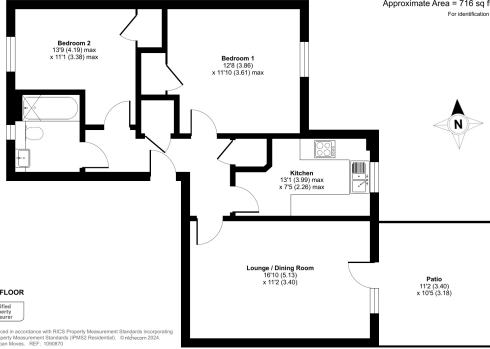
Guideline Minimum Income: Dual - £46,700 | Single - £53,400 (based on minimum share and 10% deposit).

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).

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Approximate Area = 716 sq ft / 66.5 sq m
For information only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2018. Produced by Urban Moves, 0207 1000079

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Lounge / Dining Room

16' 10" x 11' 2" (5.13m x 3.40m)

Patio

11' 2" x 10' 5" (3.40m x 3.17m)

Kitchen

13' 1" max. x 7' 5" max. (3.99m x 2.26m)

Bedroom 1

12' 8" x 11' 10" max. (3.86m x 3.61m)

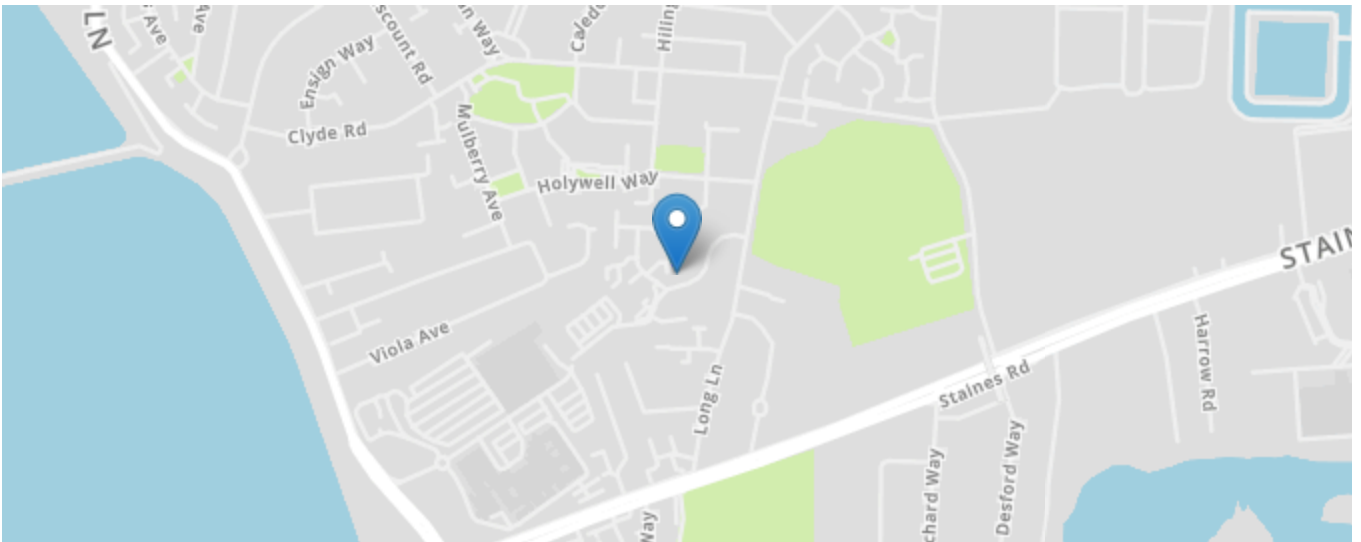
Bedroom 2

13' 9" max. x 11' 1" max. (4.19m x 3.38m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(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.