

## £108,000 Shared Ownership

Tobermory Close, Langley, Slough, Berkshire SL3 7JG



- Guideline Minimum Deposit £10,800
- Ground Floor
- Dual Aspect Reception Room
- Spacious Bedrooms with Fitted Wardrobes
- Guide Min Income Dual £43.4k | Single £49.7k
- Approx. 696 Sqft Gross Internal Area
- Open Plan Kitchen
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £270,000). A smartly-presented, ground-floor flat which has a dual-aspect reception with attractive, open-plan kitchen area. The two bedrooms are both generously-sized doubles with built-in/fitted wardrobes and there is a stylish, modern bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and the block has well insulated walls and modern double glazing. The flat comes with use of a parking space and is also within reasonable walking distance, or a brief cycle ride, of Langley Railway Station for Elizabeth Line services. Nearby Langley Grammar School is Ofsted-rated 'Outstanding', as is The Langley Academy Primary and there are several other well-thought-of schools in the local area.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 28/03/2007).

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

**Shared Ownership Rent:** £583.19 per month (subject to annual review).

**Service Charge:** £192.38 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £43,400 | Single - £49,700 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Slough 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).

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

19' 7" max. x 13' 0" max. (5.97m x 3.96m)

#### Kitchen

included in reception measurement

#### Bedroom 1

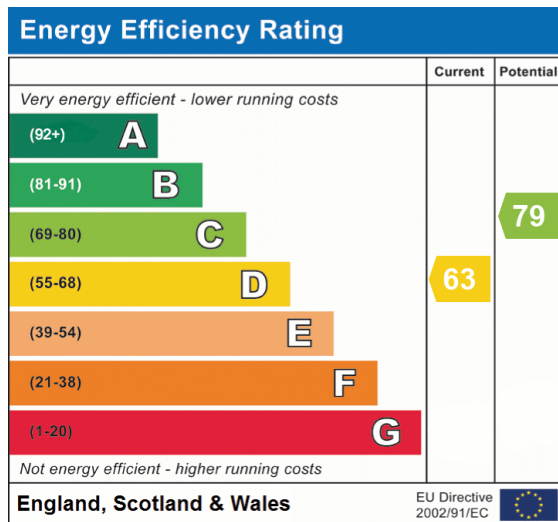
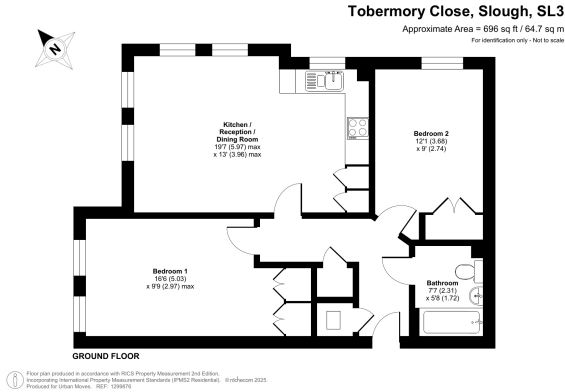
16' 6" x 9' 9" max. (5.03m x 2.97m)

#### Bedroom 2

12' 1" x 9' 0" (3.68m x 2.74m)

#### Bathroom

7' 7" x 5' 8" (2.31m x 1.73m)



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.