

The Frost Partnership

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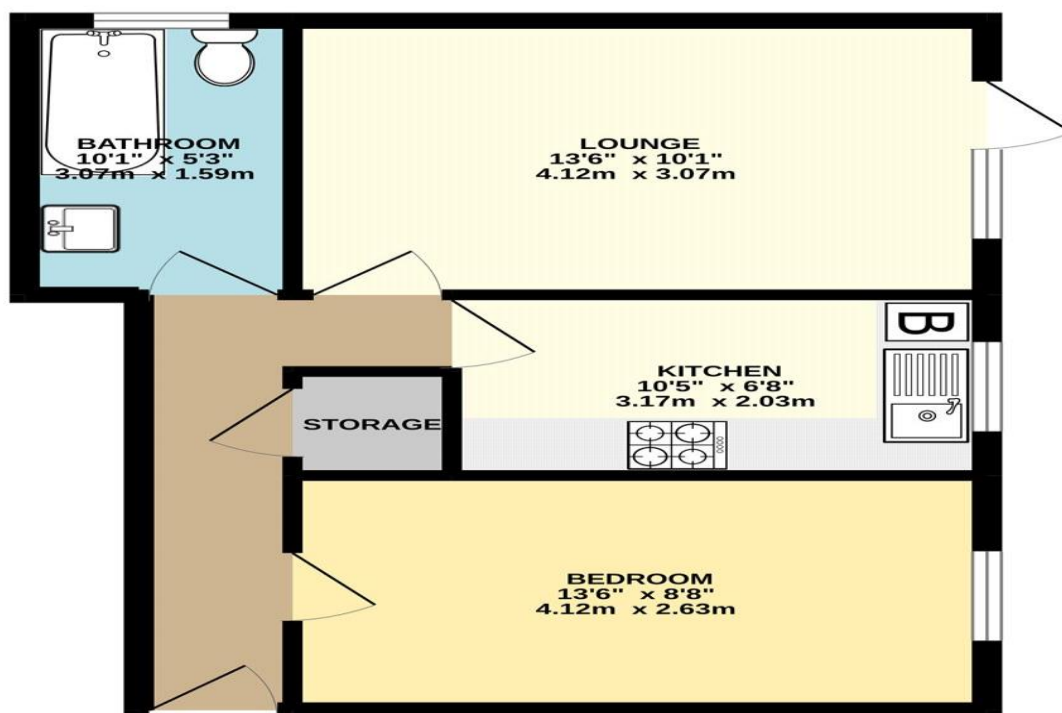
15 Larkham Close, Feltham, TW13 4QN

Asking Price £102,500 Leasehold



*****50% SHARED OWNERSHIP***** A spacious and well-presented one bedroom ground floor apartment situated within a popular development just a short walk to Feltham town centre and mainline train station. The property offers a spacious lounge, separate kitchen, double bedroom and family bathroom. Patio doors lead off the lounge into a secluded garden area. Offered for sale with an extended lease on completion. Further benefits include gas central heating, double glazing throughout, allocated parking and no onward chain.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Council Tax Band: C

Hounslow Borough Council, Council Tax Band C being £1,577.05 for 2022/23.

Shared Ownership Rent:

For a 50% share of the property, a rent is payable to Catalyst Housing Limited of £312.44 per month.

Leasehold Information:

The seller will be extending the lease on completion (currently 67 years remaining).

Ground rent is £50 a year and is reviewed every 33 years.

Service charge is £143.30 a month and is reviewed every 12 months.

AGENT'S NOTE

Mortgage Advice Bureau (MAB) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.