



**Carter Court, Southall, UB2 4GU**  
**25% Shared Ownership £70,000**

**DBK**  
ESTATE AGENTS



## Carter Court, Southall, UB2 4GU 25% Shared Ownership £70,000

Step into the world of contemporary living with this first-floor apartment located in a modern development constructed in 2019 offering approximately 539 sq. ft. of well-designed living space.

This property comes with a 25% Shared Ownership option and an impressive 120-year lease, making it a compelling choice for a diverse range of homebuyers.

The apartment's spacious bedroom features carpeting and Karndean designer flooring in Opus Wood Effect Magna in the living area and entrance hall, offering a stylish and comfortable living space. The kitchen is a sleek masterpiece with white gloss cabinets and a range of integrated appliances from Zanussi, including a dishwasher, washing machine, gas hob, and fridge/freezer. Additionally, it features an integrated Indesit oven, a Zanussi brushed chrome cooker hood, and a stylish splashback.

For outdoor relaxation and entertainment, the apartment includes an expansive private balcony and residents have access to beautifully maintained communal gardens. Security and convenience are a priority with a secure video entry system and elevator access, while a spacious storage cupboard within the apartment adds to its practicality. The bathroom, adorned with British Ceramic Tiles, adds a touch of elegance to the property.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

## Key Features

- Modern Development Built in 2019
- First Floor Apartment Circa 539 Sq.Ft
  - 25% Shared Ownership
    - 120 Years Lease
- One Large Bedroom with Carpet + Karndean designer flooring in Opus Wood effect Magna to living area and entrance hall
- Kitchens white gloss with toning worktop + upstand
  - Integrated appliances from Zanussi including dishwasher. washing machine, gas hob + fridge/ freezer plus integrated Indesit oven. Zanussi brushed chrome cooker hood and splashback
- Generously Sized Private Balcony + Communal Gardens
- Secure Video Entry + Lift Access + Large Storage Cupboard
- Fashionable Bathroom with British Ceramic Tiles



### Lease

120 years remaining

### Rent

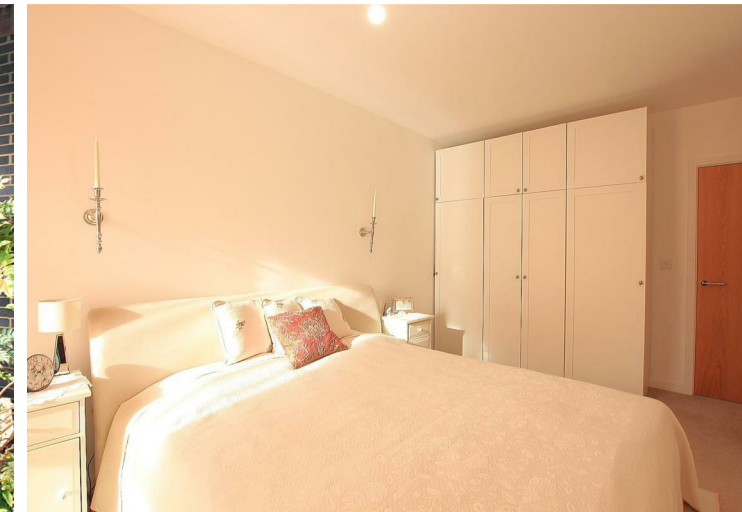
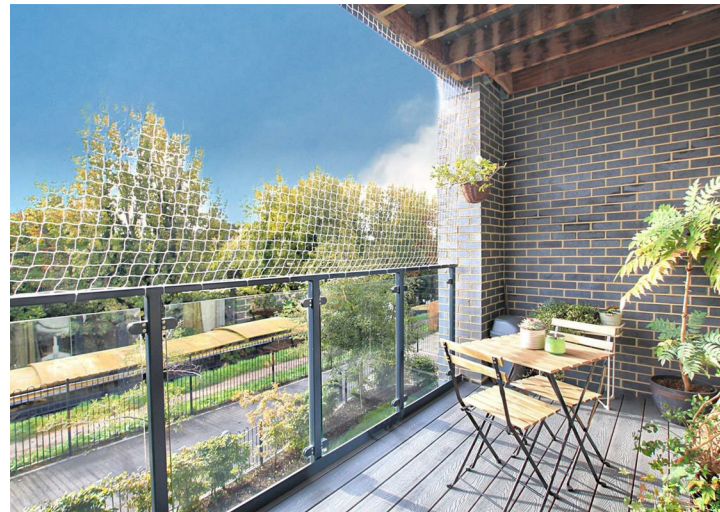
£524.54 per calendar month

### Service Charge

£145.13 per calendar month

### Ground Rent

NIL

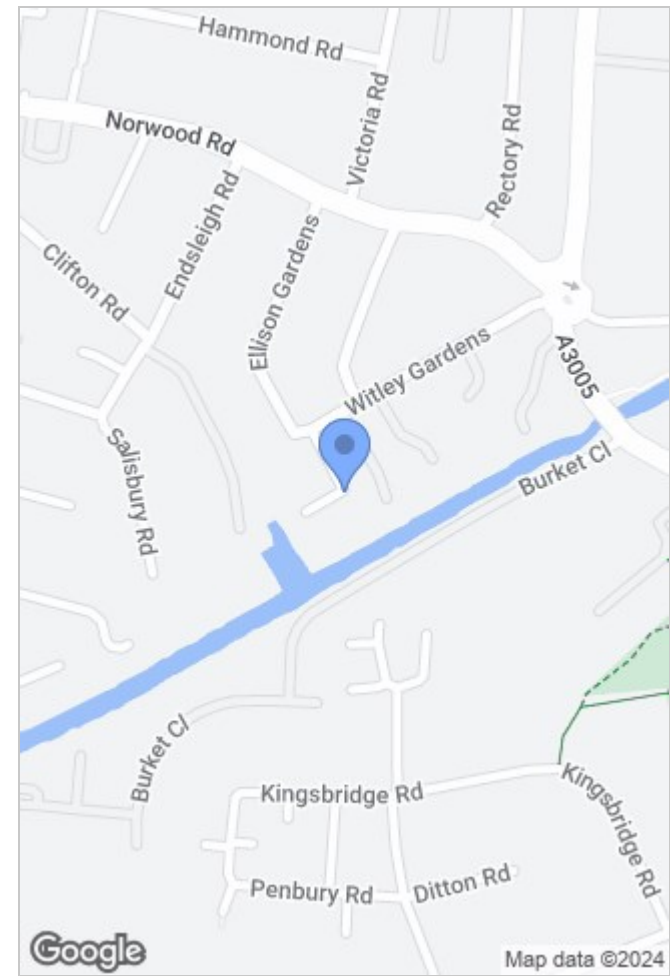


539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539sq.ft. (50.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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