

Merlion Homes

Plot 2, Ash Hurst, Goring on Thames



£305,500*

* Price shown reflects **65%** of Open Market

Price of £470,000

Shared Equity means the property is 100% yours at 65% of the price with **NO RENT to pay** **

Priority is given to local first time buyers

** Merlion Housing take legal charges on the 35% equity, ask one of our Sales Advisors for further details on the Merlion Assisted Purchase Scheme



01962 439219

✉ - merlion@stubbingsltd.co.uk
🌐 - www.merlionhomes.co.uk



Specification

KITCHEN

- Fully fitted kitchens with soft close cupboard doors and drawers
- Solid Mistral or similar work surface
- 600mm wide integrated fridge/freezer
- Rangemaster oven with hob
- Fully integrated dishwasher
- Fully integrated washing machine
- Overhead extractor
- Ceramic sink with mixer tap
- Under cupboard LED lights

WARDROBES AND FITTINGS

- Fitted wardrobes in all master and second bedrooms
- Fitted desk area to master bedroom

TELEPHONE AND TELEVISION

- Master BT point suitably located
- TV points in kitchen/dining room, living room and both bedrooms
- Cat6 cabling to kitchen/diner, living room and both bedrooms

BATHROOM

- Floor and wall tiling
- Roca sanitaryware and showerhead and taps
- All showers have Thermostatic valve with separate head/hand shower attachments
- Bath with mixer tap and shower attachment
- 8mm Merlin glazed shower wall
- Large mirror
- Heated towel radiator
- Integrated cabinets with shaver point
- Porcelain tiles with rectified edges

ELECTRICAL

- A comprehensive electrical installation including LED down lighters to the kitchens, WC, bathrooms and en-suites
- Central pendants to all bedrooms, living rooms, landings and hallways.
- White finish light switches and sockets
- External lighting to the front and rear gardens
- Mains operated smoke alarm
- Security intruder alarm to ground floor
- Internally wired for future provision of electric vehicle charger

Call us now: **01962 439219** or merlion@stubbingsltd.co.uk

Whilst these particulars are prepared with all due care and attention to detail for intending purchasers, the information herein is intended as a guide only and shall not form part of a contract. Image shown is computer generated and for illustrative purposes only. Landscaping shown is an indication of possible mature planting. Specific elevational treatments and details may vary from those shown here. All dimensions have been scaled from architects' plans and are approximate. Floor plans are not to scale. Prices shown is correct at time of production April 2022.