

## £172,000 Shared Ownership

Brindley Court, Letchworth Road, Stanmore, London HA7 1FN



- Guideline Minimum Deposit £17,200
- First Floor with Balcony
- Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income - Dual £60.7k Single £69.9k
- Approx. 860 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £430,000). A spacious two-bedroom apartment, with balcony, on the first floor of this modern block. Brindley Court is part of the carefully laid-out and well-maintained Stanmore Place development. The apartment features a large reception room with wood flooring and sleek, open-plan kitchen. The two bedrooms are evenly-sized doubles and there is a bathroom with marble-style tiles and a useful hallway utility cupboard. Well insulated walls, double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. The apartment comes with use of a parking space plus Canons Park Station, for the Jubilee line, is close by.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 26/04/2011).

**Minimum Share:** 40% (£172,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £616.95 per month (subject to annual review).

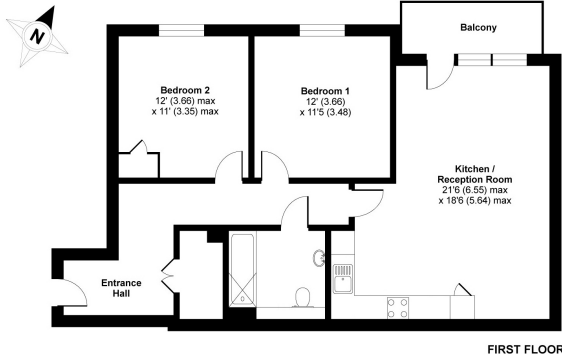
**Service Charge:** £221.69 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £60,700 | Single - £69,900 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Harrow. 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



### FIRST FLOOR

#### Entrance Hall

#### Reception

21' 6" max. x 18' 6" max. (6.55m x 5.64m)

#### Balcony

#### Kitchen

included in reception measurement

#### Bedroom 1

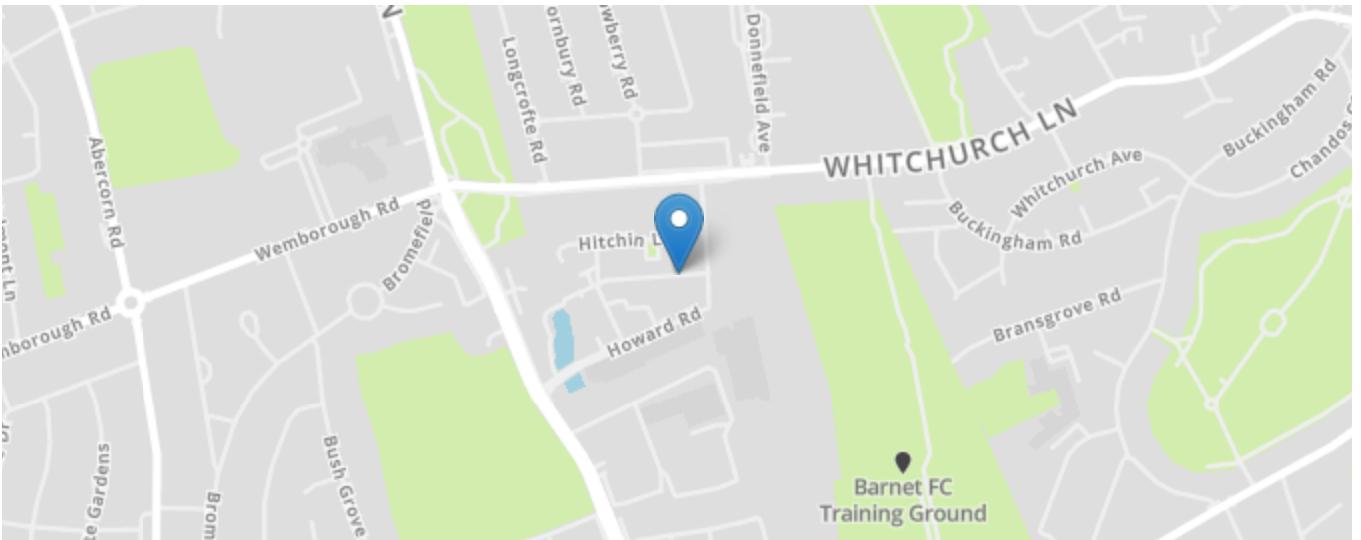
12' x 11' 5" (3.66m x 3.48m)

#### Bedroom 2

12' max. x 11' max. (3.66m x 3.35m)

#### Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.