

£172,000 Shared Ownership

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



- Guideline Minimum Deposit £17,200
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guideline Income £61.3k (dual) | £70.7k (single)
- Approx. 868 Sqft Gross Internal Area
- Balcony
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £430,000). A smartly-presented, second-floor apartment which has a twenty-one-foot reception room with open-plan kitchen area featuring sleek units and integrated appliances. A glazed door leads out onto a south-facing balcony. The two bedrooms are very similar in size - both comfortable doubles. The bathroom is spacious and attractive and a large built-in storage/utility cupboard has been provided in the entrance hall. Brindley Court is part of the carefully laid-out and well-maintained Stanmore Place development. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. This particular apartment benefits from use of a parking space plus Canons Park Station, for the Jubilee line, is also just a few minutes walk away.

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: £632.91 per month (subject to annual review).

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

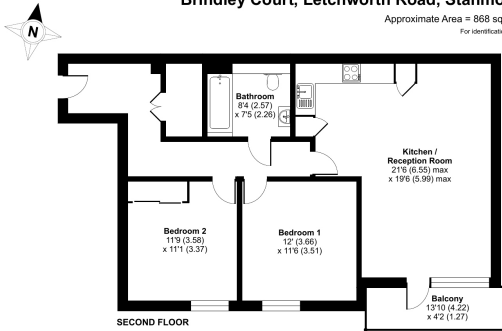
Guideline Minimum Income: Dual - £61,300 | Single - £70,700 (based on minimum share and 10% deposit).

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).

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Approximate Area = 868 sq ft / 80.6 sq m
For identification only - Not to scale



Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©urb-moves 2024. Produced for Urban Moves. RES - 1130295

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 6" max. x 19' 6" max. (6.55m x 5.94m)

Kitchen

included in reception measurement

Balcony

13' 10" x 4' 2" (4.22m x 1.27m)

Bedroom 1

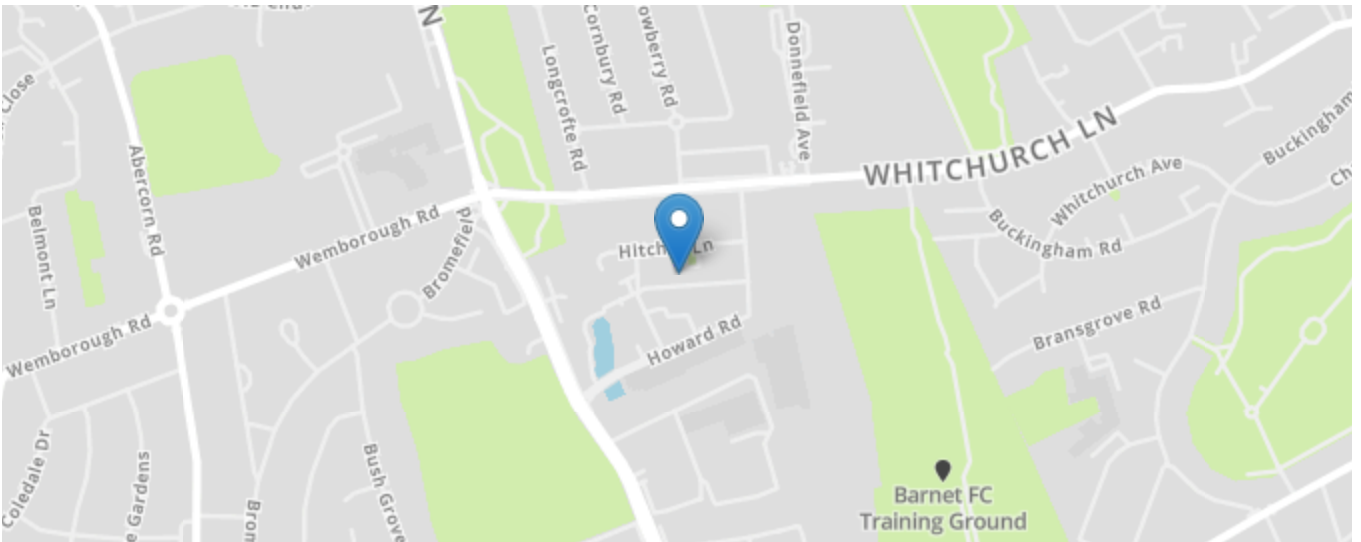
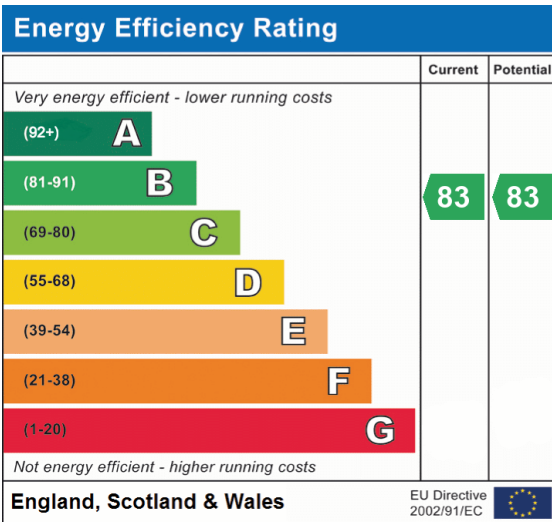
12' 0" x 11' 6" (3.66m x 3.51m)

Bedroom 2

11' 9" x 11' 1" (3.58m x 3.38m)

Bathroom

8' 4" x 7' 5" (2.54m x 2.26m)



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.