

## £175,000 Shared Ownership

Moore Court, Howard Road, Stanmore, London HA7 1FA



- Guideline Minimum Deposit £17,500
- First Floor
- Twenty-Four-Hour Concierge
- Parking Space
- Guide Min Income Dual £58.4k | Single £67.2k
- Approx. 575 Sqft Gross Internal Area
- Residents' Gym
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £350,000). A spacious and smartly-presented apartment on the first floor of this attractive block. The property features a twenty-three-foot reception with sleek, open-plan kitchen. There is a good-sized bedroom with built-in wardrobe, a bathroom with marble-style tiles and a storage/utility cupboard in the entrance hallway. Residents of Moore Court can make use of the twenty-four-hour concierge service and residents' gym and the block is surrounded by the fountains and neatly-tended gardens of the wider Stanmore Place development. The apartment comes with use of a parking space and is also just a short walk from Canons Park Station, for access to the Jubilee Line.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 50% (£175,000). The housing association will expect that you will purchase the largest share affordable.

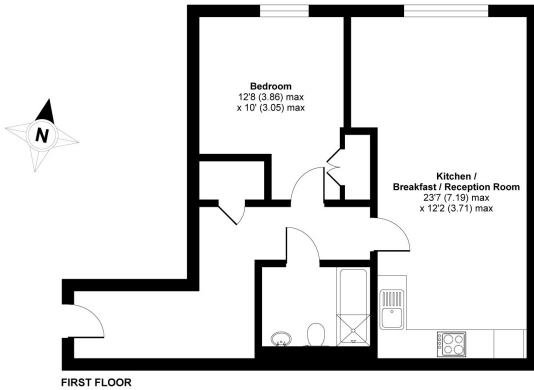
**Shared Ownership Rent:** £374.72 per month (subject to annual review).

**Service Charge:** £388.81 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £58,400 | Single - £67,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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 Hallway

#### Reception

23' 7" max. x 12' 2" max. (7.19m x 3.71m)

#### Kitchen

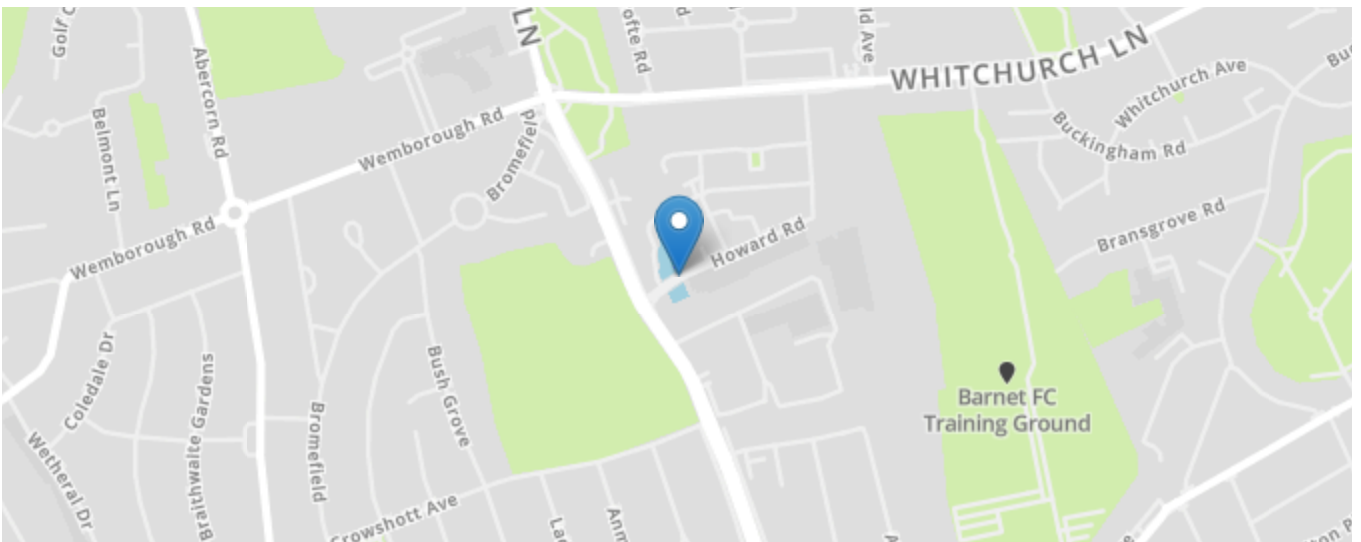
included in reception measurement

#### Bedroom

12' 8" max. x 10' max. (3.86m x 3.05m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	81
(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.