

£108,500 Shared Ownership

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



- Guideline Minimum Deposit £10,850
- Ground Floor
- Open Plan Kitchen/Reception Room
- Communal Heating and Hot Water System
- Guide Min Income Dual £40.7k | Single £47k
- Approx. 644 Sqft Gross Internal Area
- Modern Double Glazing
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £310,000). A smartly-presented and exceptionally-spacious one-bedroom apartment. The property is on the ground floor and has a twenty-foot reception room with open-plan kitchen area featuring sleek units and integrated appliances. Three, large, windows face one of the communal gardens. There is a fitted wardrobe in the bedroom, the bathroom has attractive marble-style tiles and a pair of built-in storage/utility cupboards have been provided in the generously-sized entrance hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Brindley Court is part of the carefully laid out and neatly-maintained Stanmore Place development and is just minutes from Canons Park Station, for access to the Jubilee Line.

Housing Association: A2Dominion.

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

Minimum Share: 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

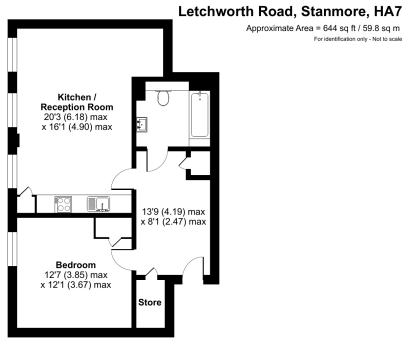
Shared Ownership Rent: £483.96 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £40,700 | Single - £47,000 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Harrow Council. 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). There is no parking space offered with this property.



GROUND FLOOR

Created in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 1st Edition 2024. Prepared for Urban Moves - 8021104684

DIMENSIONS

GROUND FLOOR

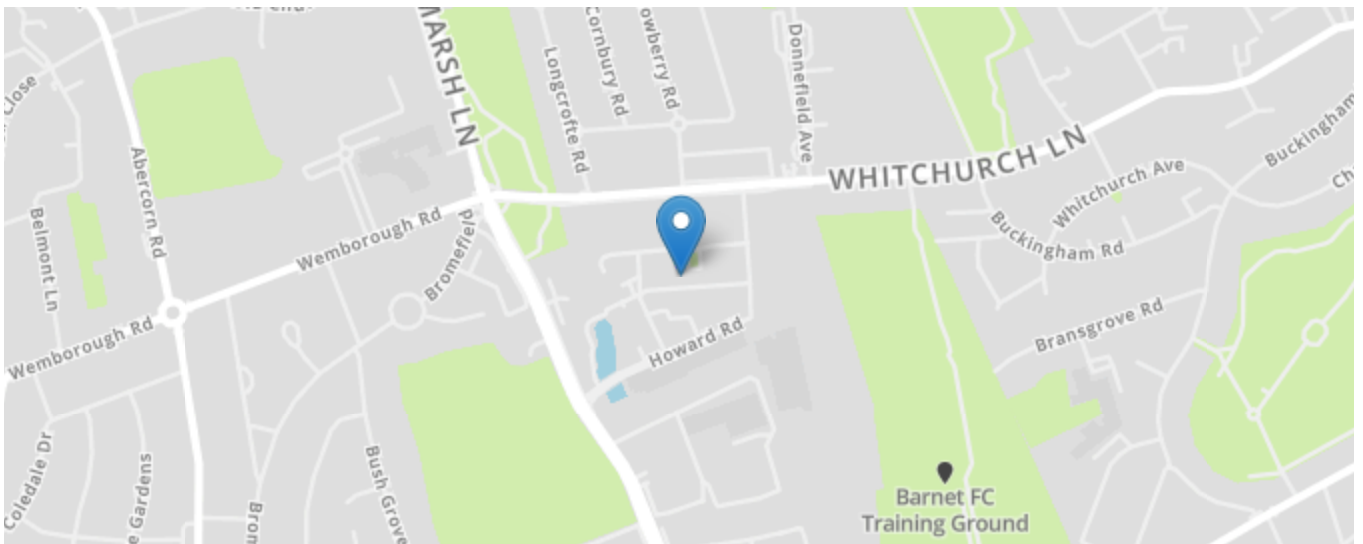
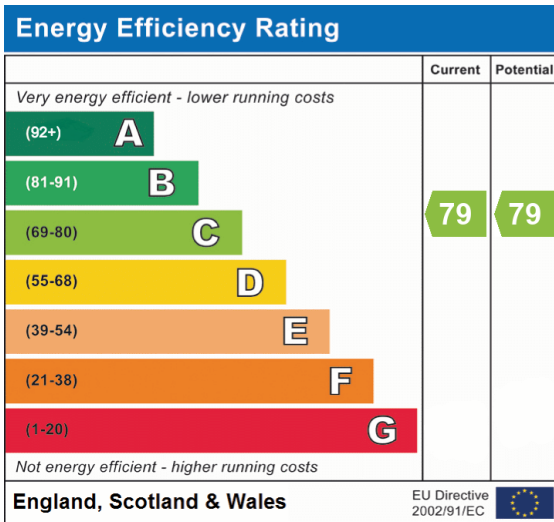
Entrance Hall
13' 9" max. x 8' 1" max. (4.19m x 2.46m)

Reception
20' 3" max. x 16' 1" max. (6.17m x 4.90m)

Kitchen
included in reception measurement

Bedroom
12' 7" max. x 12' 1" max. (3.84m x 3.68m)

Bathroom



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.