

£120,000 Shared Ownership

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



- Guideline Minimum Deposit £12,000
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy-Efficiency Rating
- Guide Min Income Dual £40.2k | Single £46.5k
- Approx. 505 Sqft Gross Internal Area
- Attractive Bathroom
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). This smartly-presented apartment is on the second floor and has a reception room with wood flooring and a semi-open-plan kitchen featuring sleek units and integrated appliances. There is a spacious bedroom, an attractive bathroom with marble-style tiles and a storage/utility cupboard has been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Brindley Court is part of the carefully laid-out and well-maintained Stanmore Place which features tree-lined streets and pleasant communal gardens. Canons Park Station, for the Jubilee line, is just a few minutes walk away.

Housing Association: A2Dominion.

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

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £404.21 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £40,200 | Single - £46,500 (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). There is no parking space offered with this property.



DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

18' 9" max. x 16' 4" max. (5.72m x 4.98m)

Kitchen

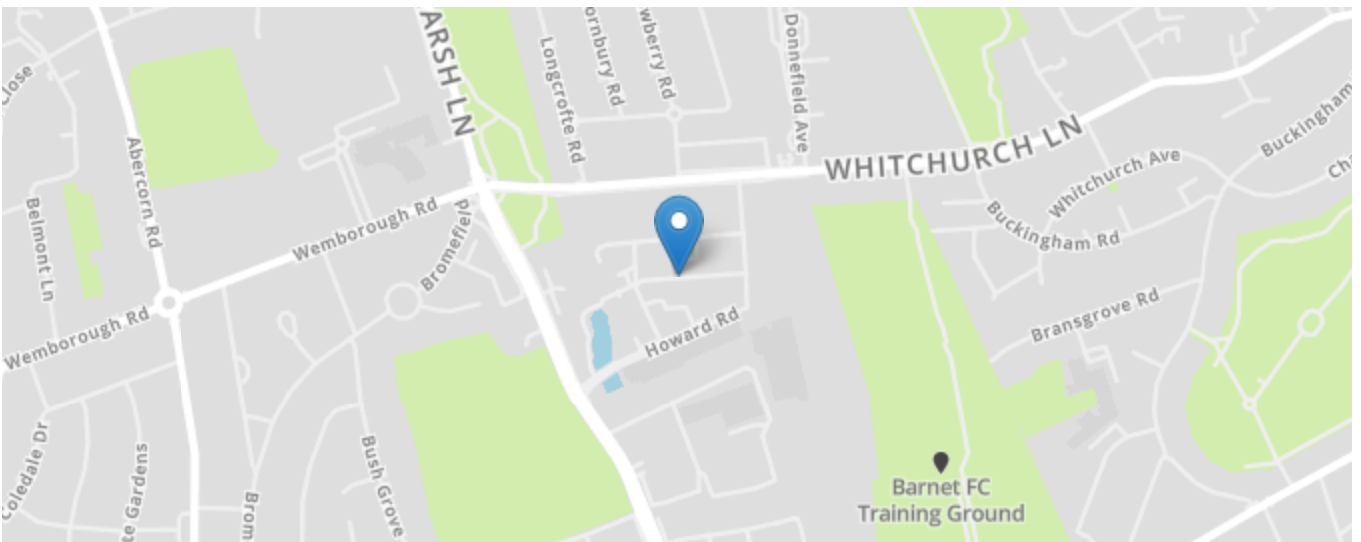
included in reception measurement

Bedroom

16' 9" max. x 8' 10" max. (5.11m x 2.69m)

Bathroom

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