

## £75,000 Shared Ownership

Bletchley Court, Letchworth Road, Stanmore, London HA7 1FR



- Guideline Minimum Deposit £7,500
- First Floor
- Wood Flooring in Reception Room
- Overlooks Communal Garden
- Guide Min Income Dual £33.3k | Single £39.5k
- Approx. 551 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £300,000). A smartly-presented and generously-sized apartment in this modern block. The first-floor property has a twenty-four-foot, open-plan reception/kitchen with wood flooring, sleek, silver-coloured units and integrated appliances. There is a spacious bedroom, a bathroom with attractive marble-style tiles and a large storage/utility cupboard has been provided in the entrance hallway. Both principal rooms have a pleasant aspect, overlooking one of the communal gardens. Bletchley 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. Letchworth Road is just minutes from Canons Park Station for Jubilee line trains to Stanmore or into central London.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 25% (£75,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £506.47 per month (subject to annual review).

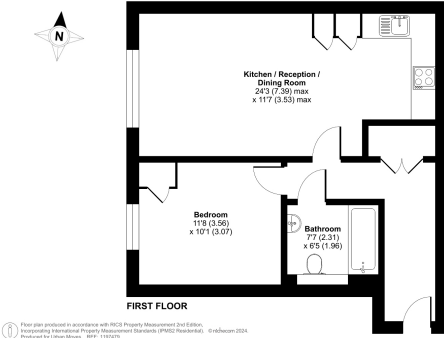
**Service Charge:** £206.00 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £TBC | Single - £TBC (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.

Letchworth Road, Stanmore, HA7  
Approximate Area = 551 sq ft / 51.2 sq m  
For identification only - Not to scale



Plan also produced in accordance with PAS 98 Property Measurement 2nd Edition, incorporating National Property Measurement Standards (NPMS) Revision 1, 1st Edition 2014. Produced by Urban Moves, REF: 1151275

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

24' 3" max. x 11' 7" max. (7.39m x 3.53m)

#### Kitchen

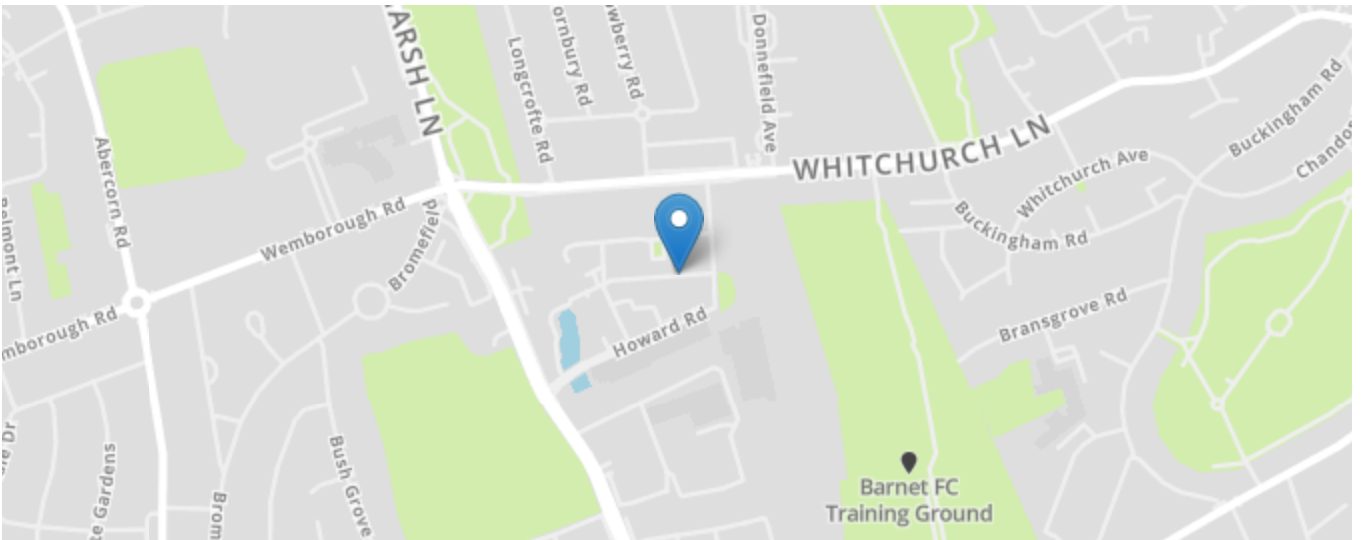
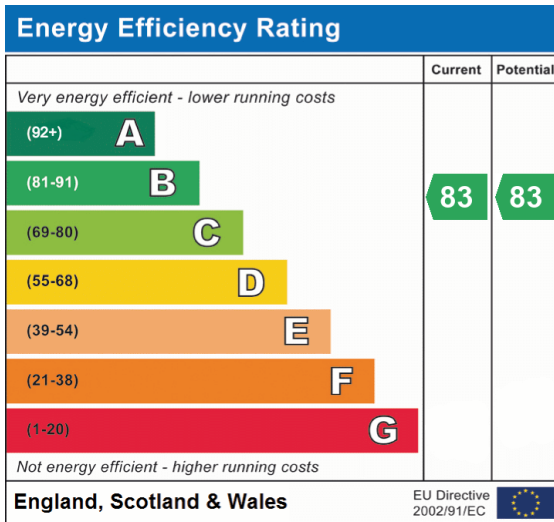
included in reception measurement

#### Bedroom

11' 8" x 10' 1" (3.56m x 3.07m)

#### Bathroom

7' 7" x 6' 5" (2.31m x 1.96m)



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.