

£118,500 Shared Ownership

Oregon Court, 33 Toye Avenue, Whetstone, London N20 0FL



- Guideline Minimum Deposit £11,850
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £49.6k | Single £56.8k
- Approx. 564 Sqft Gross Internal Area
- South Facing Balcony
- Short Walk from Totteridge & Whetstone Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £395,000). A spacious and smartly-presented flat on the third floor of this attractive, recently-constructed development. The property has an approximately twenty-one-foot reception room with open-plan kitchen featuring integrated appliances. Double doors lead out onto a south-facing balcony. There is a generously-sized bedroom, a stylish, modern bathroom and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space plus Totteridge & Whetstone Station (Northern Line) is only a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2021).

Minimum Share: 30% (£118,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £801.57 per month (subject to annual review).

Service Charge: £68.41 per month (subject to annual review).

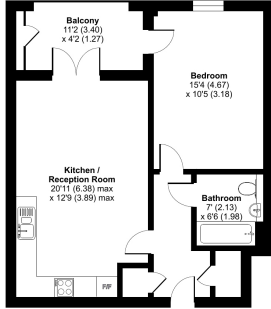
Guideline Minimum Income: Dual - £49,600 | Single - £56,800 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Barnet. 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).



Toye Avenue, London, N20
Approximate Area = 564 sq ft / 52.3 sq m
For identification only - Not to scale



THIRD FLOOR
1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2024. Produced for Urban Moves. SEP. 2023/24

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

20' 11" max. x 12' 9" max. (6.38m x 3.89m)

Kitchen

included in reception measurement

Balcony

11' 2" x 4' 2" (3.40m x 1.27m)

Bedroom

15' 4" x 10' 5" (4.67m x 3.17m)

Bathroom

7' 0" x 6' 6" (2.13m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(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.