

£100,000 Shared Ownership

Doniford House, Healum Avenue, Southall, London UB2 4WP



- Guideline Minimum Deposit £10,000
- Sixth Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Winter Garden
- Guide Min Income Dual £37.8k | Single £44.1k
- Approx. 723 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Close to Southall Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £400,000). A recently-constructed, sixth-floor apartment which appears in excellent condition throughout. The property has a twenty-two-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. A glazed door leads to a full-width winter garden. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a second, slightly smaller, double bedroom and a stylish, fully-tiled bathroom. A large storage/utility cupboard has been provided in the hallway and the energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating/hot water system. Residents of Doniford House can make use of a roof terrace and the communal cycle store. Southall Station, for Elizabeth Line services, is just a short walk away.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/10/2020).

Minimum Share: 25% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £534.01 per month (subject to annual review).

Service Charge: £147.78 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,800 | Single - £44,100 (based on minimum share and 10% deposit).

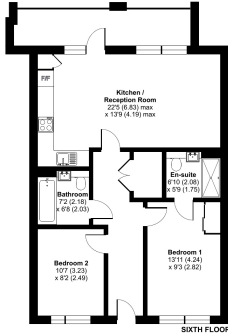
Council Tax: Band D, London Borough of Ealing. Priority is given to applicants living and/or working in this local authority.

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.



Doniford House, Healum Avenue, Southall, UB2

Approximate Area = 723 sq ft / 67.2 sq m
For identification only - Not to scale



Plan was produced in accordance with NICE Property Measurement 2nd Edition.
Following International Property Measurement Standards (IPMS) standards. © Urban Moves 2024.
Produced by Urban Moves. REF: 108872

DIMENSIONS

SIXTH FLOOR

Entrance Hallway

Reception

22' 5" max. x 13' 9" max. (6.83m x 4.19m)

Kitchen

included in reception measurement

Winter Garden

Bedroom 1

13' 11" x 9' 3" (4.24m x 2.82m)

En-Suite Shower Room

6' 10" x 5' 9" (2.08m x 1.75m)

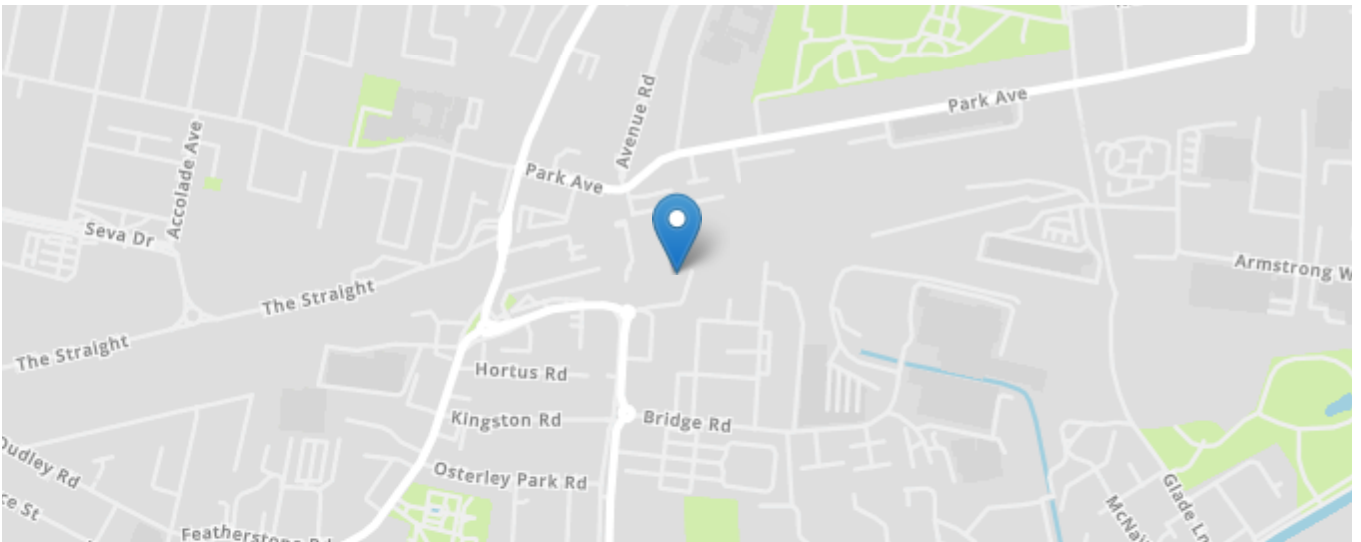
Bedroom 2

10' 7" x 8' 2" (3.23m x 2.49m)

Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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.