

## £172,000 Shared Ownership

Bletchley Court, Hitchin Lane, Stanmore, London HA7 1FP



- Guideline Minimum Deposit £17,200
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Parking Space
- Guide Min Income Dual £58.6k | Single £67.4k
- Approx. 785 Sqft Gross Internal Area
- Balcony
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £430,000). A smartly-presented apartment on the second floor of this modern block. The property has an approximately twenty-four-foot, open-plan kitchen/reception room with attractive units, integrated appliances and a door which leads out onto the balcony. The two bedrooms are generously-sized doubles, there is a spacious bathroom with marble-style tiles and a large storage/utility cupboard in the entrance hallway. Well insulated walls, modern double glazing and a communal heating and hot water system make for a very good energy-efficiency rating. The apartment comes with use of a parking space as well as being just a few minutes walk from Canons Park Station (Jubilee Line).

**Housing Association:** A2Dominion.

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

**Minimum Share:** 40% (£172,000). The housing association will expect that you will purchase the largest share affordable.

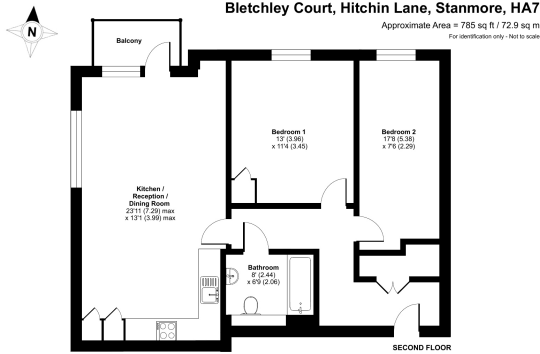
**Shared Ownership Rent:** £574.40 per month (subject to annual review).

**Service Charge:** £210.64 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £58,600 | Single - £67,400 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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).



Floor plan produced in accordance with RICS Property Measurement 3rd Edition, (incorporating International Practical Measurement Standards (IPMS) Residential), 1st Edition 2022. Produced for Urban Moves. REF: 122664

## DIMENSIONS

### Second Floor

Entrance Hallway

### Reception

23' 11" max. x 13' 1" max. (7.29m x 3.99m)

### Balcony

### Kitchen

included in reception measurement

### Bedroom 1


13' 0" x 11' 4" (3.96m x 3.45m)

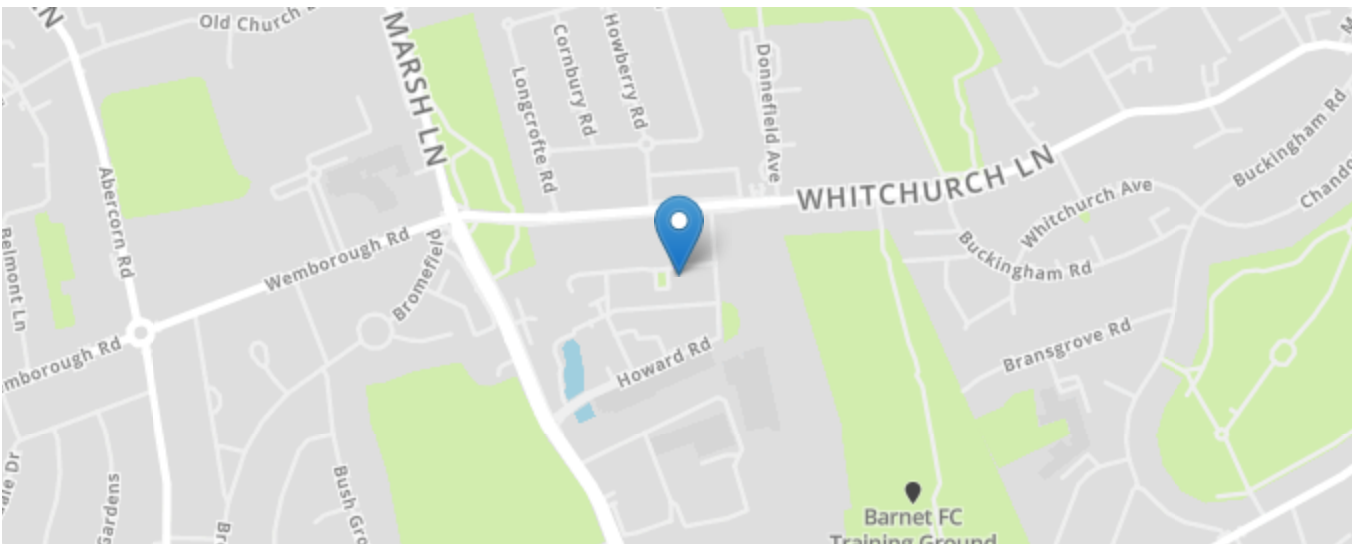
### Bedroom 2

17' 8" x 7' 6" (5.38m x 2.29m)

### Bathroom

8' 0" x 6' 9" (2.44m x 2.06m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.