

£140,000 Shared Ownership

Sandalwood Drive, Ruislip, London HA4 7JT



- Guideline Minimum Deposit £14,000
- Approx. 530 Sqft Gross Internal Area
- Spacious Kitchen/Dining Room
- Parking Space
- Top Floor with Juliette Balcony
- Dual Aspect Reception
- Double Glazing/Gas Central Heating
- Guide Min Income - Dual £38.6k Single £44.8k

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £280,000). This beautifully-presented flat is on the top floor and has been extensively redecorated by the current owners. The bathroom has been completely revamped, stylish wood panelling has been added, new flooring installed throughout plus a number of other upgrades. These changes have improved a flat which already had considerable appeal, thanks to a dual-aspect reception room with Juliette balcony and a spacious kitchen/dining room with sleek, handle-less units. The bedroom is a comfortable double and there is a storage/utility cupboard in the entrance hall. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space plus Ruislip (Metropolitan and Piccadilly Lines) and West Ruislip (Central Line and Chiltern Railways in to Marylebone) are only a brief bike ride away. Recreational areas such as Ruislip Lido, Ruislip Common and Bayhurst Wood Country Park are also within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (198 years from 24/04/1998).

Minimum Share: 50% (£140,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £314.32 per month (subject to annual review).

Service Charge: £154.77 per month (subject to annual review).

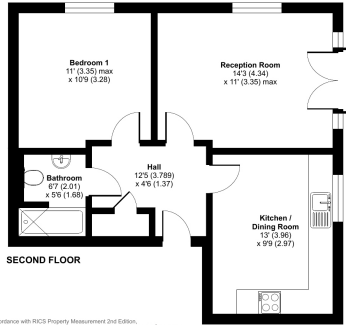
Guideline Minimum Income: Dual £38,600 | Single £44,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Hillingdon. 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).

Sandalwood Drive, HA4

Approximate Area = 530 sq ft / 49.2 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1235564

DIMENSIONS

SECOND FLOOR

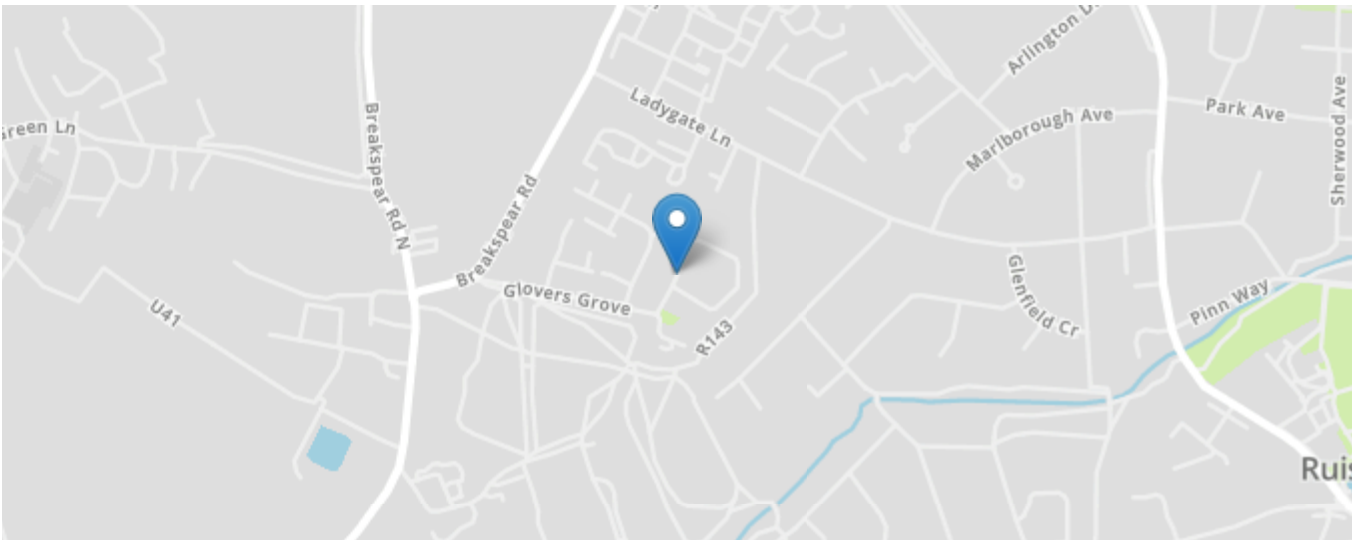
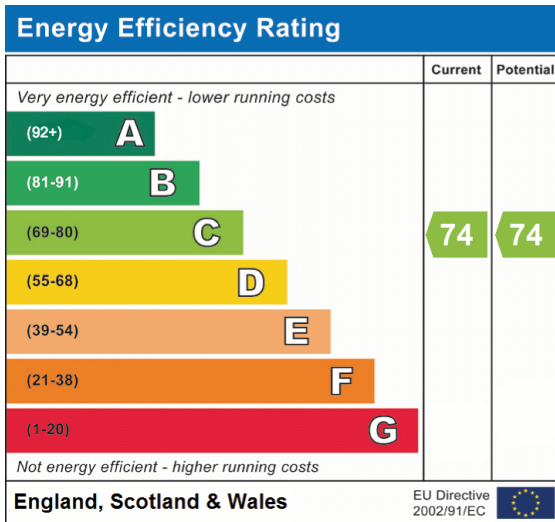
Entrance Hall

Reception Room
14' 3" x 11' 0" max. (4.34m x 3.35m)

Kitchen/Dining Room
13' 0" x 9' 9" (3.96m x 2.97m)

Bedroom
11' 0" max. x 10' 9" (3.35m x 3.28m)

Bathroom
6' 7" x 5' 6" (2.01m x 1.68m)



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.