

£85,000 Shared Ownership

Moore Court, Howard Road, Stanmore, London HA7 1FA



- Guideline Minimum Deposit £8,500
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Concierge and Residents' Gym
- Guide Min Income Dual £47k | Single £53.8k
- Approx. 535 Sqft Gross Internal Area
- Balcony and Parking Space
- Short Walk from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £340,000). A spacious and smartly-presented apartment on the second floor of this modern block. The property features a twenty-five-foot reception with open-plan kitchen area featuring sleek units and integrated appliances. There is a good-sized bedroom with built-in wardrobe, a stylish bathroom and a storage/utility cupboard has been provided in the entrance hallway. Doors in the reception room and bedroom lead out onto a full-width balcony. Residents of Moore Court can make use of the twenty-four-hour concierge service and residents' gym and the block is surrounded by the fountains and neatly-tended gardens of the wider Stanmore Place development. The apartment comes with use of a parking space and is also just a short walk from Canons Park Station, for access to the Jubilee Line.

Housing Association: A2Dominion.

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

Minimum Share: 25% (£85,000). The housing association will expect that you will purchase the largest share affordable.

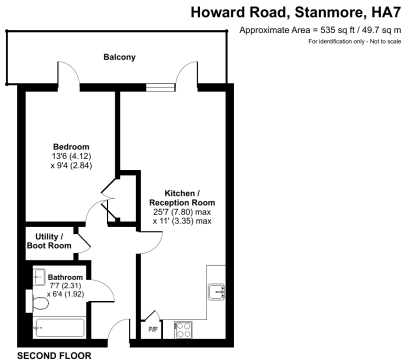
Shared Ownership Rent: £558.81 per month (subject to annual review).

Service Charge: £440.56 per month (subject to annual review).

Guideline Minimum Income: Dual - £47,000 | Single - £53,800 (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).



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Practical Measurements Standards (IPMS) Residential. © Urbanmoves 2022. Produced for Urban Moves. REF: 127308

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

25' 7" max. x 11' 0" max. (7.80m x 3.35m)

Balcony

Kitchen

included in reception measurement

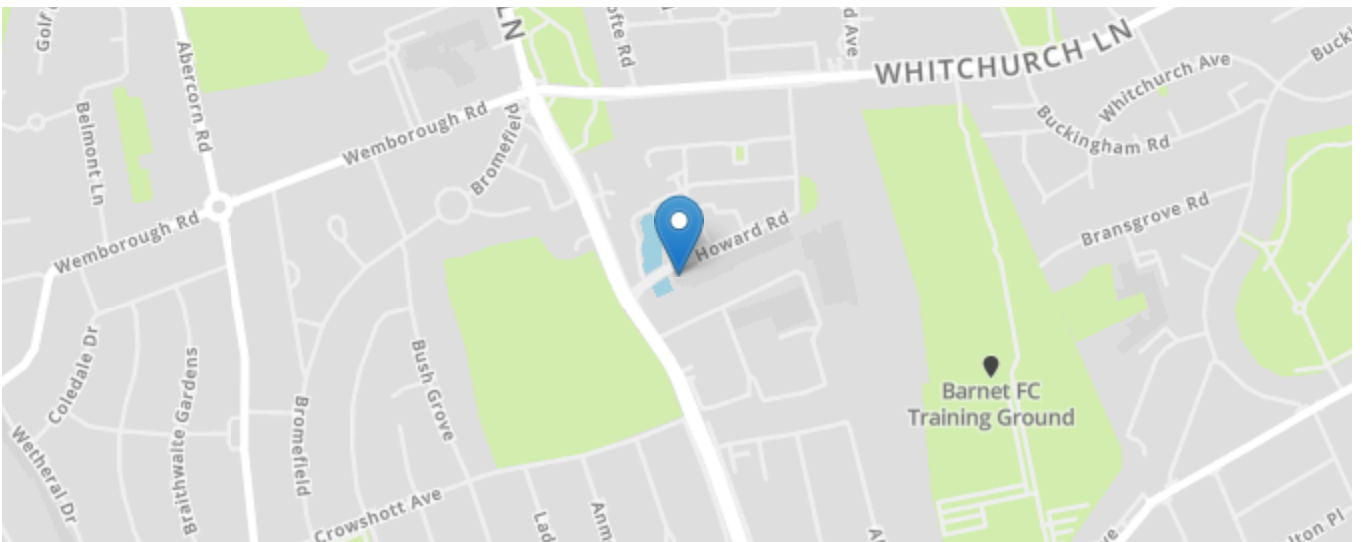
Bedroom

13' 6" x 9' 4" (4.11m x 2.84m)

Bathroom

7' 7" max. x 6' 4" max. (2.31m x 1.93m)

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