

£91,500 Shared Ownership

Flowerdown Court, 2 Flowers Avenue, Ruislip, London HA4 8GF



- Guideline Minimum Deposit £9,150
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £37k | Single £43.3k
- Approx. 498 Sqft Gross Internal Area
- South/South-East-Facing Balcony
- Communal Garden and Cycle Store

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £305,000). A one-bedroom flat which occupies a favourable position within the development - second floor with a rear (south/south-east) facing balcony overlooking the communal garden. The smartly-presented property features a nineteen-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. There is a good-sized bedroom, a pair of hallway storage/utility cupboards and a bathroom with stylish pencil-mosaic tiles. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Nearby are public gardens such as Warrender Park and Eastcote House Grounds and, only a little further afield are Ruislip Common, Lido and Nature reserve. The property comes with use of a parking space and access to the communal cycle store plus Eastcote Station and Ruislip Manor Station (both on the Metropolitan and Piccadilly Lines) are within comfortable walking distance or a brief bus or bike ride.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2008).

Minimum Share: 30% (£91,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £505.87 per month (subject to annual review).

Service Charge: £204.39 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,000 | Single - £43,300 (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).

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

19' 0" max. x 12' 10" max. (5.79m x 3.91m)

Kitchen

included in reception measurement

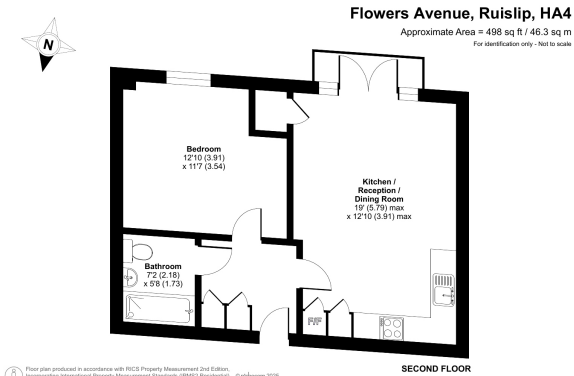
Balcony

Bedroom

12' 10" max. x 11' 7" max. (3.91m x 3.53m)

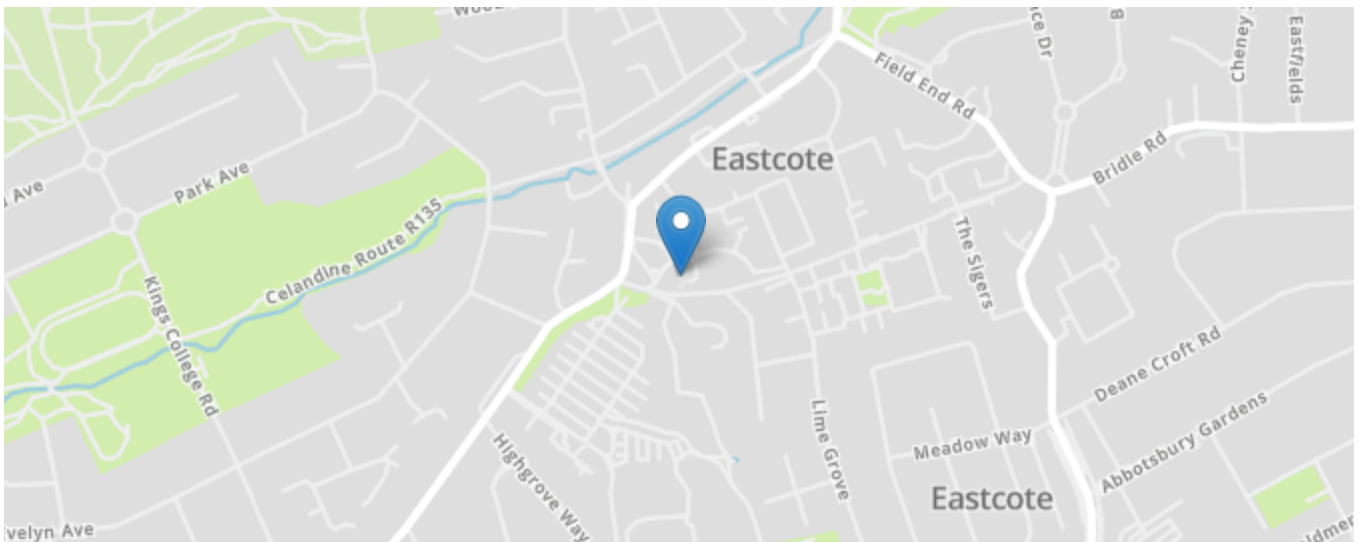
Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)



Plan produced in accordance with PAS 98 Property Measurement 2nd Edition,
incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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.