

## £142,500 Shared Ownership



- Guideline Minimum Deposit £14,250
- Ground Floor
- Modern Double Glazing and Gas Central Heating
- Off Street Parking Space
- Guide Min Income Dual £38.8k | Single £45.1k
- Approx. 497 Sqft Gross Internal Area
- Private Garden
- Tube/Rail Stations Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £285,000). A rare chance to buy a shared-ownership flat with a private, and attractive, rear garden. The ground-floor property has an entrance hall with two built-in storage/utility cupboards. There is a good-sized bedroom, a kitchen large enough for a dining table and a reception room with patio doors that lead out to the garden. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Christopher Court has off-street parking and is within comfortable walking distance of both High Barnet Station (Northern Line) and New Barnet (Great Northern services between Welwyn Garden City and Moorgate). Rural areas such as Hadley Wood and Covert Way Nature Reserve can also be reached on foot or by brief bike ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2009).

**Minimum Share:** 50% (£142,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £355.67 per month (subject to annual review).

**Service Charge:** £104.98 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £38,800 | Single - £45,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Barnet. 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

### GROUND FLOOR

#### Entrance Hall

13' 1" x 5' 10" max. (3.99m x 1.78m)

#### Bedroom

12' 7" x 9' 1" (3.84m x 2.77m)

#### Bathroom

6' 3" max. x 6' 0" max. (1.91m x 1.83m)

#### Kitchen

11' 0" x 7' 6" (3.35m x 2.29m)

#### Reception Room

13' 8" x 11' 2" (4.17m x 3.40m)

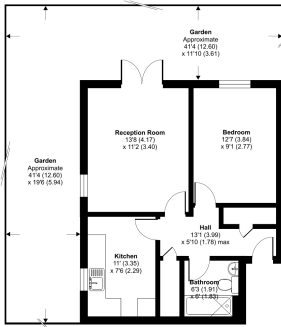
#### Garden

'L' Shaped. Approximately 41' max. x 41' max. (12.50m x 12.50m)

Leicester Road, Barnet, EN5

Approximate Area = 497 sq ft / 46.2 sq m

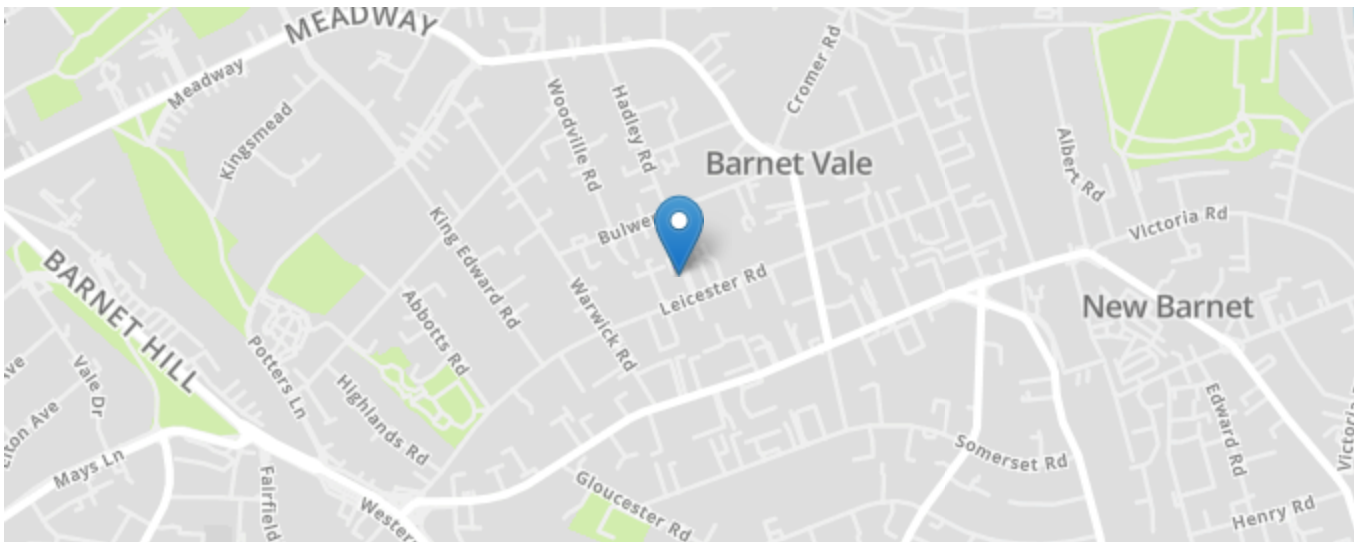
For identification only - Not to scale



1. Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 41' 4" x 12' 8" x 11' 10" (5' 8")

### 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>	76	78
(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		
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.