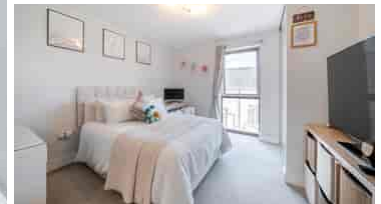


£112,500 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £11,250
- Fourth Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Overlooks Communal Garden
- Guide Min Income Dual £60.6k | Single £69.8k
- Approx. 781 Sqft Gross Internal Area
- Balcony
- Secure Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £450,000). This beautifully-presented apartment is on the fourth floor of a recently-constructed development and has a twenty-two-foot, dual-aspect reception room with sleek, semi-open-plan kitchen area featuring integrated appliances. A door leads out onto a balcony overlooking the attractive communal courtyard. There is a main bedroom with en-suite shower room plus a second comfortable double bedroom and a stylish bathroom. Both bedrooms include a fitted wardrobe and a large storage/utility cupboard has been provided in the entrance hallway. The energy-efficiency rating is good, thanks to demanding insulation standards and high performance glazing. The property comes with use of an allocated space in the underground car park plus Alperton Station, for the Piccadilly Line, is close by. Wembley Central (Bakerloo, London Overground, Southern and London Northwestern Rail) is also within walking distance or a brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2020).

Minimum Share: 25% (£112,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £995.74 per month (subject to annual review).

Service Charge: £184.58 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £60,600 | Single - £69,800 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Brent. 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

FOURTH FLOOR

Entrance Hallway

Reception

22' 4" max. x 12' 10" max. (6.81m x 3.90m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m)

En-Suite Shower Room

7' 5" max. x 5' 1" max. (2.26m x 1.55m)

Bedroom 2

11' 6" x 11' 0" (3.51m x 3.35m)

Bathroom

7' 3" max. x 6' 6" max. (2.20m x 1.99m)

