

£147,500 Shared Ownership

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



- Guide Dual Income £80.6k 10% deposit £14.8k
- Three Bedroom Apartment
- Approx. 1030 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Secure Underground Parking Space
- Guide Single Income £88.9k 20% deposit £29.5k
- First Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Balcony Overlooking Garden and Canal
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £590,000). A spacious and attractively-presented apartment on the first floor of this recently-built development. The property has a generously-sized, dual-aspect reception room with open-plan kitchen featuring sleek, grey units and integrated appliances. A glazed door leads out onto a balcony which overlooks both the neatly-maintained communal garden and the Grand Union Canal. The main bedroom includes a fitted wardrobe and has an en-suite shower room. There are two further double bedrooms, a stylish bathroom and a large storage/utility cupboard in the entrance hallway. Well insulated walls and high performance glazing have resulted in a good energy-efficiency rating. The property comes with use of an allocated space in the gated, underground car park and there are secure cycle-storage facilities. Alperton Station, for the Piccadilly Line, is close by and Wembley Central (Bakerloo, London Overground, Southern and London Northwestern Rail) is also within walking distance. Ofsted list nine primary schools and two secondary schools within a mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

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

Minimum Share: 25% (£147,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1291.18 per month (subject to annual review).

Service Charge: £189.37 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £80,600 (based on minimum share and 10% deposit) | Single - £88,900 (minimum share, 20% 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

FIRST FLOOR

Entrance Hallway

Bedroom 1

11' 6" x 11' 4" (3.51m x 3.45m)

En-Suite Shower Room

Bedroom 2

11' 4" x 11' 4" (3.45m x 3.45m)

Bathroom

Bedroom 3

11' 4" x 7' 11" (3.45m x 2.41m)

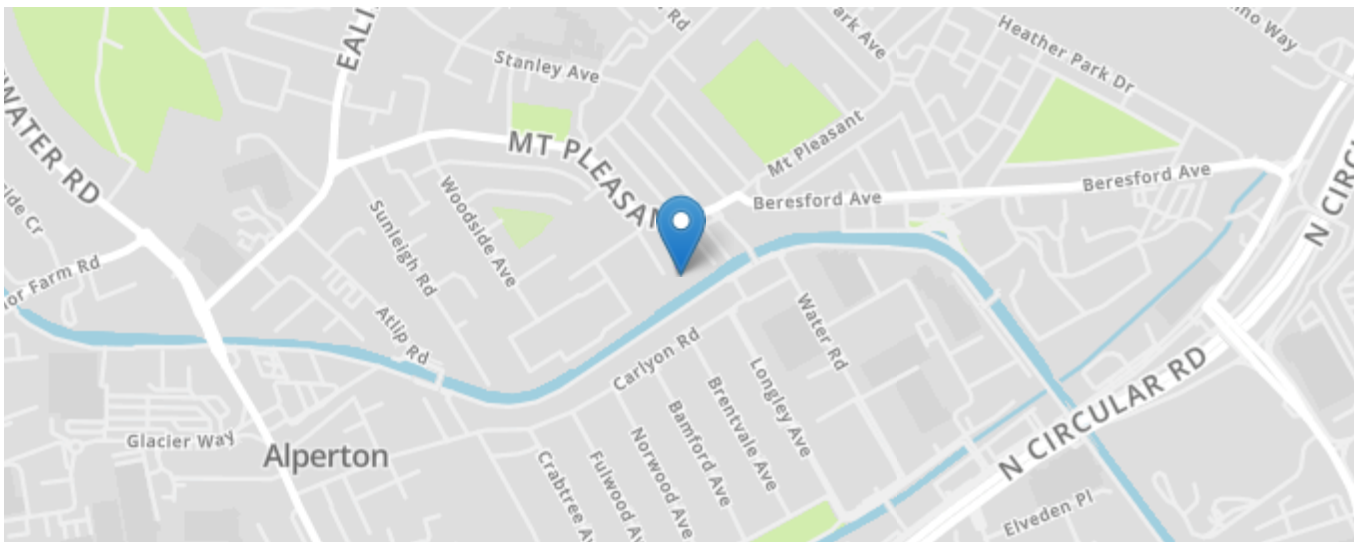
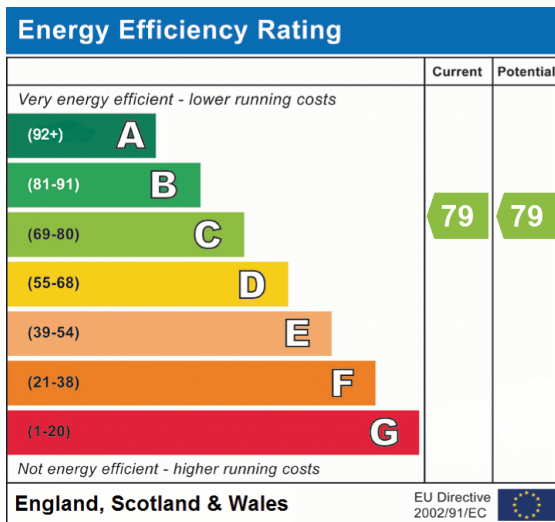
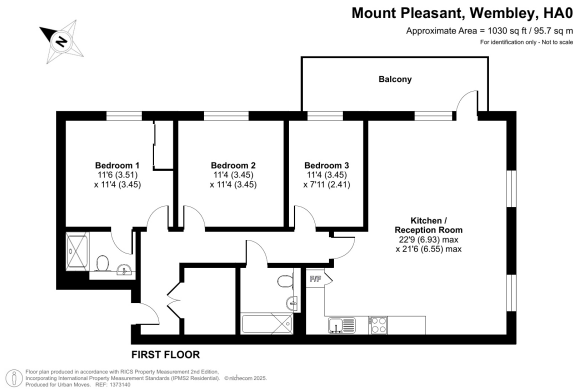
Reception

22' 9" max. x 21' 6" max. (6.93m x 6.55m)

Balcony

Kitchen

included in reception measurement



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.