

£142,500 Shared Ownership

Oregon Court, 33 Toye Avenue, Whetstone, London N20 0FL



- Guideline Minimum Deposit £14,250
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Parking Space
- Guide Min Income Dual £60.3k | Single £69.5k
- Approx. 689 Sqft Gross Internal Area
- Balcony
- Short Walk from Totteridge & Whetstone Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £475,000). This smartly-presented apartment is on the second floor of a modern development (building has a lift) and has an approximately twenty-five-foot reception room. The open-plan kitchen area features attractive, tiled splashbacks and integrated appliances. There is a spacious, dual-aspect main bedroom plus a smaller second bedroom and a stylish bathroom. The property has a balcony which can be accessed from either the principle bedroom or the living room area. Built-in storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and gas central heating make for a very good energy efficiency rating. Oregon Court has a car park to the rear of the block which includes a space allocated to this apartment. Alternatively, Totteridge & Whetstone Station, for the Northern Line, is only a short walk away. There are swimming and tennis facilities at nearby Oakleigh Park and the Dollis Valley offers pretty, outside space to enjoy. Ofsted list five primary schools within a half-mile radius, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/04/2021).

Minimum Share: 30% (£142,500). The housing association will expect that you will purchase the largest share affordable.

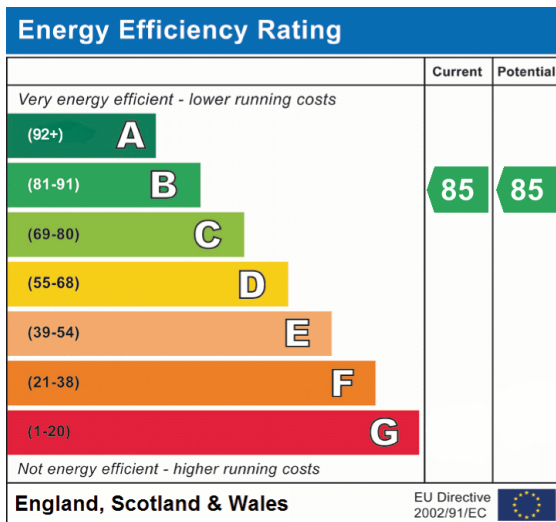
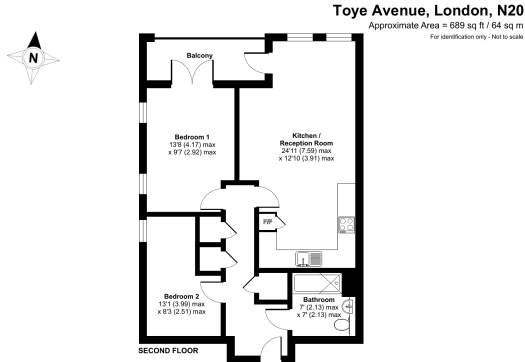
Shared Ownership Rent: £920.50 per month (subject to annual review).

Service Charge: £79.68 per month (subject to annual review).

Guideline Minimum Income: Dual - £60,300 | Single - £69,500 (based on minimum share and 10% deposit).

Council Tax: Band E, 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

SECOND FLOOR

Entrance Hallway

Bedroom 2

13' 1" max. x 8' 3" max. (3.99m x 2.51m)

Bedroom 1

13' 8" max. x 9' 7" max. (4.17m x 2.92m)

Balcony

Reception

24' 11" max. x 12' 10" max. (7.59m x 3.91m)

Kitchen

included in reception measurement

Bathroom

7' 0" max. x 7' 0" max. (2.13m x 2.13m)



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.