

£183,000 Shared Ownership

Lexham Court, Oldfield Lane North, Greenford, London UB6 8PP



- Guideline Minimum Deposit £18,300
- Second (Top) Floor
- Kitchen is Separate from Reception
- Parking Space
- Guide Min Income Dual £49.5k | Single £56.7k
- Approx. 681 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Minutes from Greenford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £305,000). This well-proportioned, top-floor flat has a south-east-facing reception room and separate kitchen. There is a spacious main bedroom plus a second, comfortable, double bedroom and a naturally-lit bathroom. Both bedrooms include a built-in/fitted wardrobe, a pair of storage/utility cupboards have been provided in the entrance hall and the energy-efficiency rating is good, thanks to well insulated walls and roof, double glazed windows and gas central heating. The flat comes with an allocated parking space and use of the communal rear garden. Greenford Station, for Central Line services (plus GWR to West Ealing, for access to the Elizabeth Line), is just minutes away. There is a Tesco Express near the station, Westway Cross Retail Park is only a short walk away and Paradise Fields/Horsenden Hill are within easy reach.

Housing Association: A2Dominion.

Tenure: Leasehold (198 years from 20/08/1999).

Minimum Share: 60% (£183,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £327.53 per month (subject to annual review).

Service Charge: £164.97 per month (subject to annual review).

Guideline Minimum Income: Dual - £49,500 | Single - £56,700 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Ealing. 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 Room

14' 11" x 11' 2" max. (4.55m x 3.40m)

Kitchen

11' 0" x 6' 11" (3.35m x 2.11m)

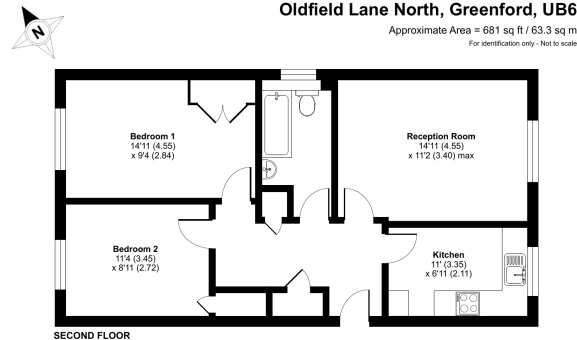
Bedroom 1

14' 11" x 9' 4" (4.55m x 2.84m)

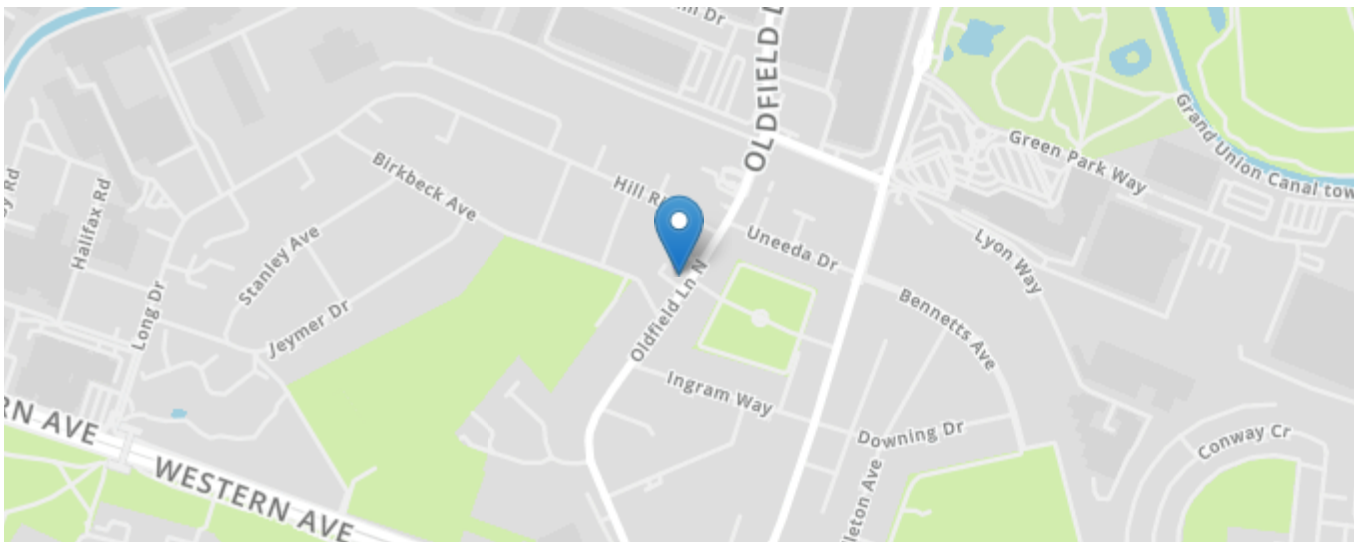
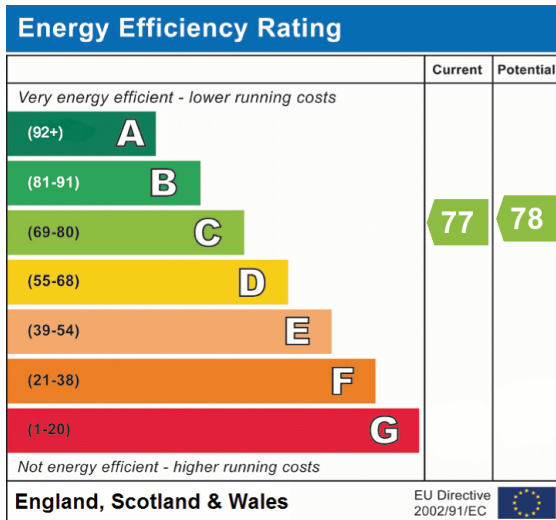
Bedroom 2

11' 4" x 8' 11" (3.45m x 2.72m)

Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rdhwcmm 2020. Produced for Urban Moves. REF: 1362005



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.