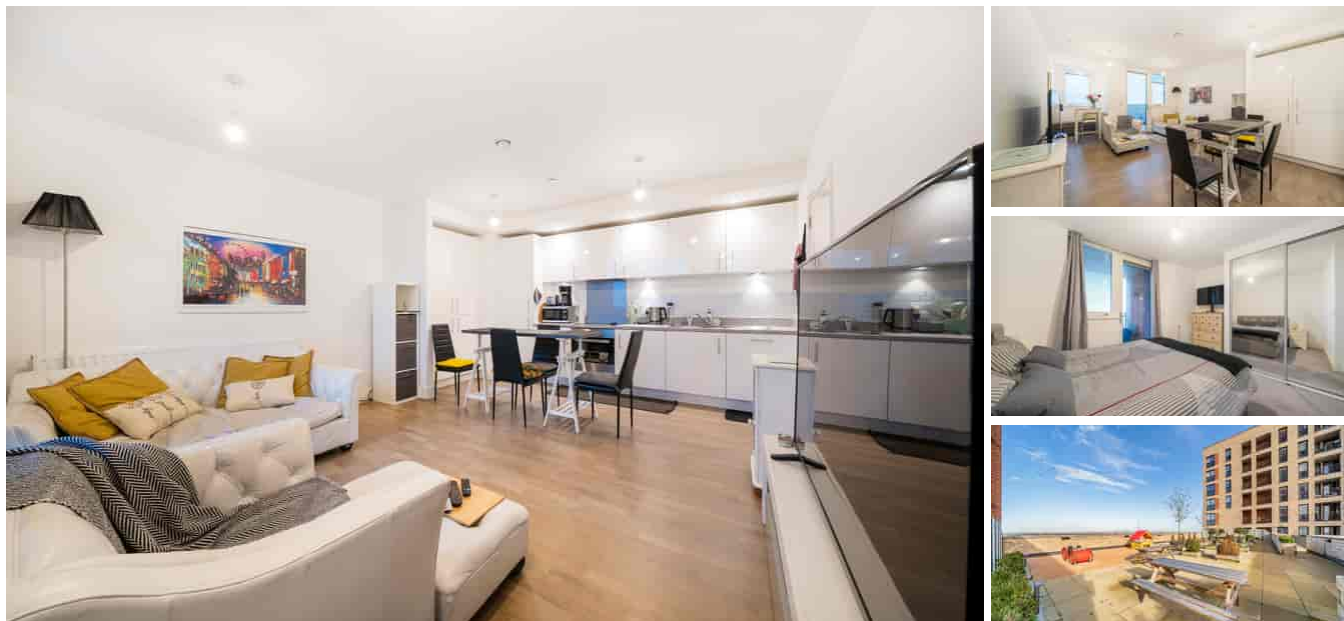


## £93,750 Shared Ownership

Doniford House, Healum Avenue, Southall, London UB2 4WQ



- Guideline Minimum Deposit £9,375
- Eighth Floor (building has a lift)
- Two Balconies
- Communal Terrace and Cycle Store
- Guide Min Income Dual £36.6k | Single £42.8k
- Approx. 677 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Southall Station (Elizabeth Line)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £375,000). A recently-constructed, eighth-floor apartment which appears in excellent condition throughout. The property has a spacious reception room with attractive flooring and an open-plan kitchen featuring sleek, white units and integrated appliances. A glazed door leads from the living area out to a balcony. The main bedroom provides access to an additional balcony and includes a fitted, mirror-fronted wardrobe. There is a sixteen-foot second bedroom, a stylish, fully-tiled bathroom and a large hallway storage/utility cupboard. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Residents of Doniford House can make use of a roof terrace and the communal cycle store. Southall Station, for Elizabeth Line services, is just a short walk away. Ofsted list four primary schools within a half-mile radius, all rated 'Good' and Villiers High School is rated 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/10/2020).

**Minimum Share:** 25% (£93,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £551.17 per month (subject to annual review).

**Service Charge:** £135.39 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £36,600 | Single - £42,800 (based on minimum share and 10% deposit).

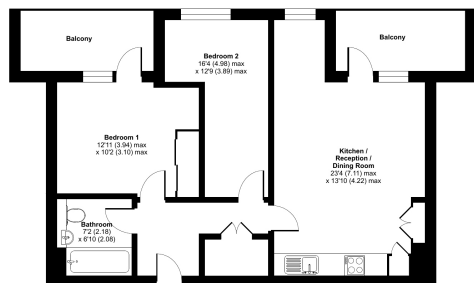
**Council Tax:** Band C, London Borough of Ealing. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.



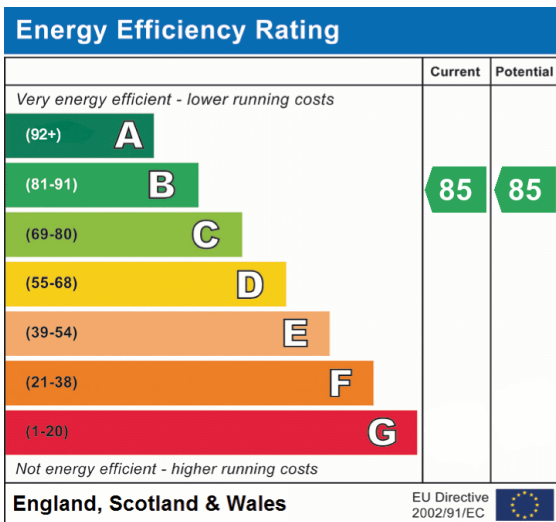
## Doniford House, Healum Avenue, Southall, UB2

Approximate Area = 677 sq ft / 62.8 sq m  
For identification only - Not to scale



EIGHTH FLOOR

① Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves, REF: 1627566



## DIMENSIONS

### EIGHTH FLOOR

#### Entrance Hall

#### Reception

23' 4" max. x 13' 10" max. (7.11m x 4.22m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 2

16' 4" max. x 12' 9" max. (4.98m x 3.89m)

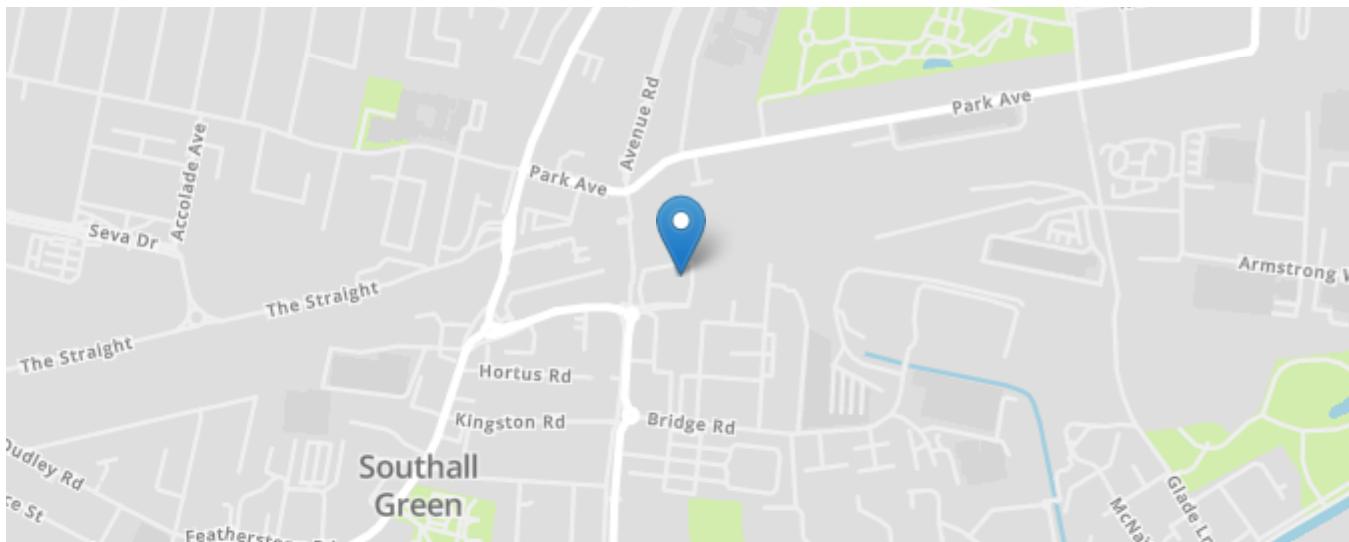
#### Bedroom 1

12' 11" max. x 10' 2" max. (3.94m x 3.10m)

#### Balcony

#### Bathroom

7' 2" max. x 6' 10" max. (2.18m x 2.08m)



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.