

£187,500 Shared Ownership

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



- Guideline Minimum Deposit £18,750
- Eleventh Floor
- Two Balconies
- Communal Terrace and Cycle Store
- Guide Min Income Dual £56.7k | Single £65.2k
- Approx. 674 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £375,000). This well-presented property is on the eleventh floor of a recently-constructed development just a short walk from Southall Station (for Elizabeth Line services). The apartment has a twenty-three-foot reception room with attractive flooring and a door that leads out onto a balcony. The open-plan kitchen area features sleek, white units and integrated appliances. There is an additional balcony off the main bedroom and this room includes a fitted wardrobe. The second bedroom provides useful extra space, the bathroom is smart and modern and the entrance hall has a large, built-in storage/utility cupboard. Demanding insulation standards, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Residents of Doniford House can make use of a roof terrace and the communal cycle store. 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: 50% (£187,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £512.16 per month (subject to annual review).

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

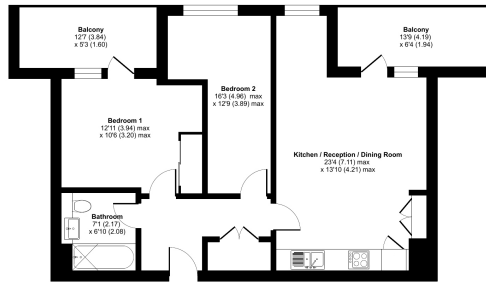
Guideline Minimum Income: Dual - £56,700 | Single - £65,200 (based on minimum share and 10% deposit).

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 = 674 sq ft / 62.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) (December 2018).
Produced for Urban Moves. REF: 1429152

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

ELEVENTH FLOOR

Entrance Hall

Reception

23' 4" max. x 13' 10" max. (7.11m x 4.21m)

Kitchen

included in reception measurement

Balcony

13' 9" x 6' 4" (4.19m x 1.94m)

Bedroom 2

16' 3" max. x 12' 9" max. (4.96m x 3.89m)

Bedroom 1

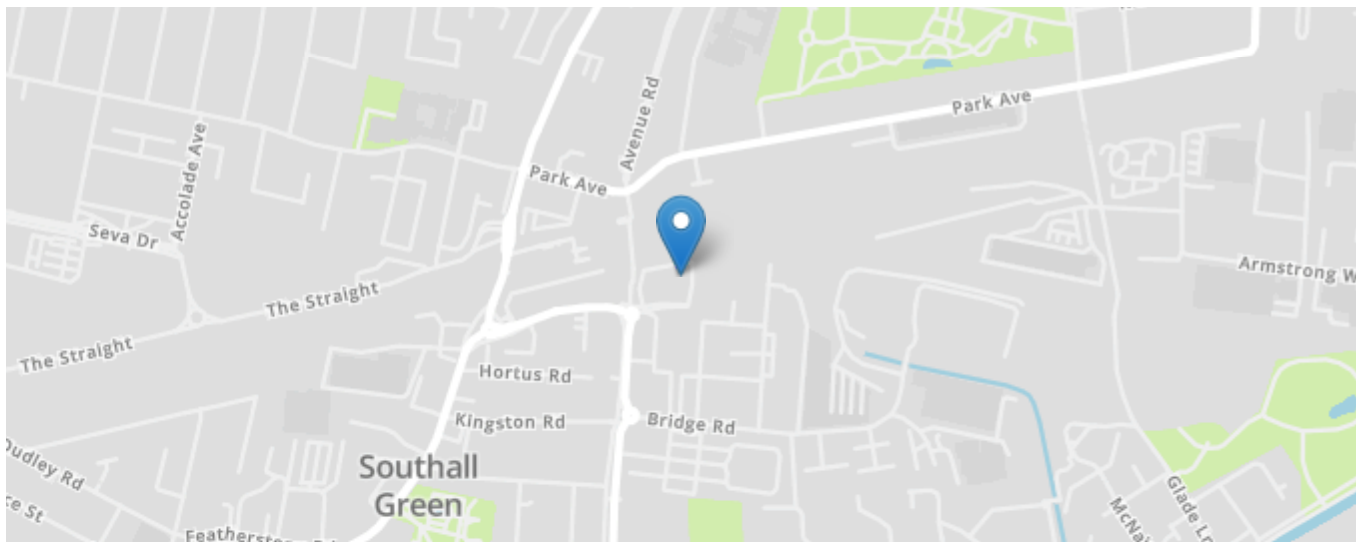
12' 11" max. x 10' 6" max. (3.94m x 3.20m)

Balcony

12' 7" x 5' 3" (3.84m x 1.60m)

Bathroom

7' 1" max. x 6' 10" max. (2.16m 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.