

£126,000 Shared Ownership

Flowerdown Court, 2 Flowers Avenue, Ruislip, London HA4 8GF



- Guideline Minimum Deposit £12,600
- Second Floor (building has a lift)
- Modern Double Glazing and Gas Central Heating
- Communal Bicycle Store
- Guide Min Income - Dual £40.5k Single £46.8k
- Approx. 545 Sqft Gross Internal Area
- Parking Space
- Eastcote Station within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £315,000). A spacious and smartly-presented flat on the second floor of this modern development (building has a lift). The property has a twenty-five-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. The bedroom is a good size and there is a simple yet stylish bathroom with pencil-mosaic tiles. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, double glazed windows and gas central heating make for a good energy-efficiency rating. Highgrove Pool and Fitness Centre is just minutes away. Nearby are public gardens such as Warrander Park and Eastcote House Grounds and only a little further afield are Ruislip Common, Lido and Nature reserve. The flat comes with use of a parking space and access to the communal cycle store plus Eastcote Station (Metropolitan and Piccadilly lines) is within comfortable walking distance.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 01/01/2008).

Minimum Share: 40% (£126,000). The housing association will expect that you will purchase the largest share affordable.

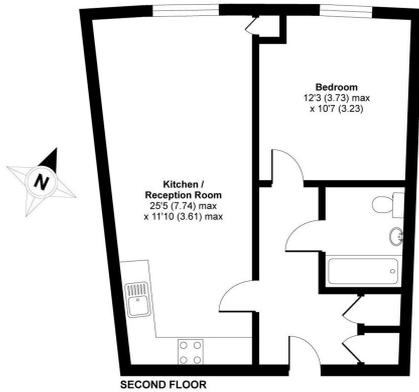
Shared Ownership Rent: £449.76 per month (subject to annual review).

Service Charge: £183.83 per month (subject to annual review).

Guideline Minimum Income: Dual - £40,500 | Single - £46,800 (based on minimum share and 10% deposit).

Council Tax: Band C, London Borough of Hillingdon. 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

25' 5" max. x 11' 10" max. (7.74m x 3.61m)

Kitchen

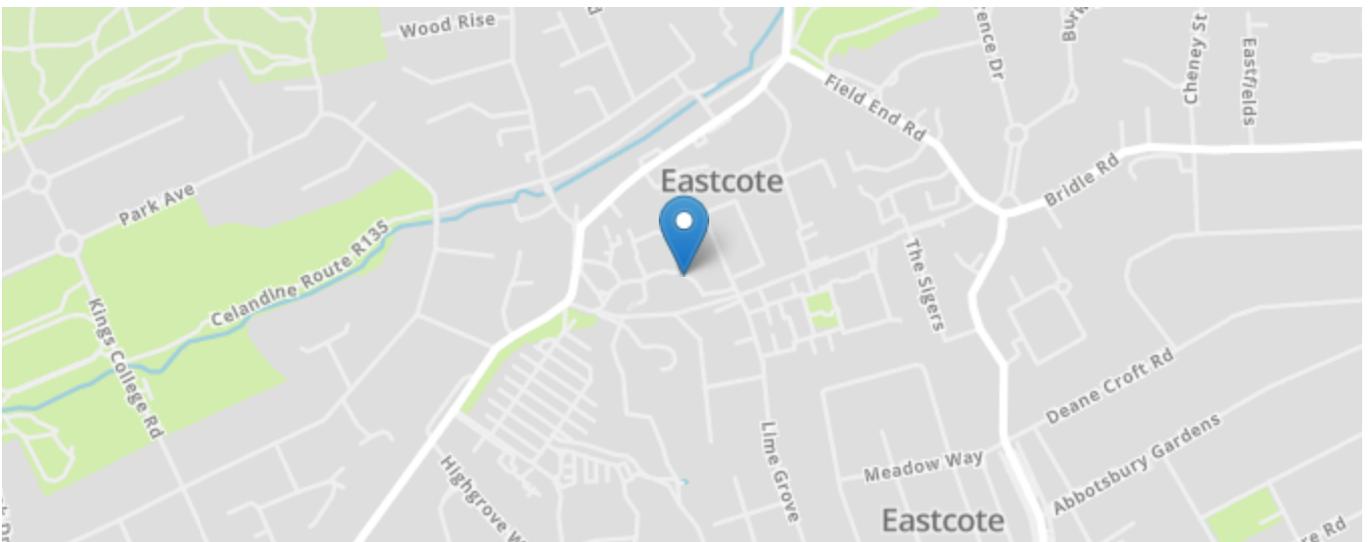
included in reception measurement

Bedroom

12' 3" max. x 10' 7" (3.73m x 3.23m)

Bathroom

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (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  | |



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.