

£120,000 Shared Ownership

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



- Guideline Minimum Deposit £12,000
- Fourteenth Floor
- Very Good Energy Efficiency Rating
- Communal Terrace and Cycle Store
- Guide Min Income - Dual £37k Single £43.3k
- Approx. 562 Sqft Gross Internal Area
- Balcony
- Close to Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). A well-presented apartment on the fourteenth floor of this recently-constructed development. The property has a spacious reception room with attractive flooring and open-plan kitchen featuring integrated appliances. A glazed door leads from the living area out to a west-facing balcony. There is a stylish, fully-tiled bathroom and a twenty-one-foot bedroom with fitted, mirror-fronted wardrobe. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, 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 communal roof terrace and the cycle store. Southall Station, for Elizabeth Line services, is just a short walk away. The apartment is held on a long lease.

Housing Association: Clarion.

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

Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

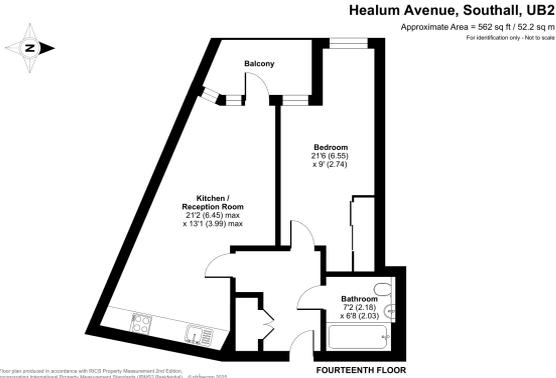
Shared Ownership Rent: £393.86 per month (subject to annual review).

Service Charge: £184.42 per month (subject to annual review).

Guideline Minimum Income: Dual - £37,000 | Single - £43,300 (based on minimum share and 10% deposit).

Council Tax: Band B, 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). There is no parking space offered with this property.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Professional Measurement Process Measurement Standards (PMS2 Residential), 6th Edition 2018. Produced by Urban Moves, REF: 1518300

DIMENSIONS

FOURTEENTH FLOOR

Entrance Hall

Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

Bedroom 1

21' 6" max. x 9' 0" max. (6.55m x 2.74m)

Reception

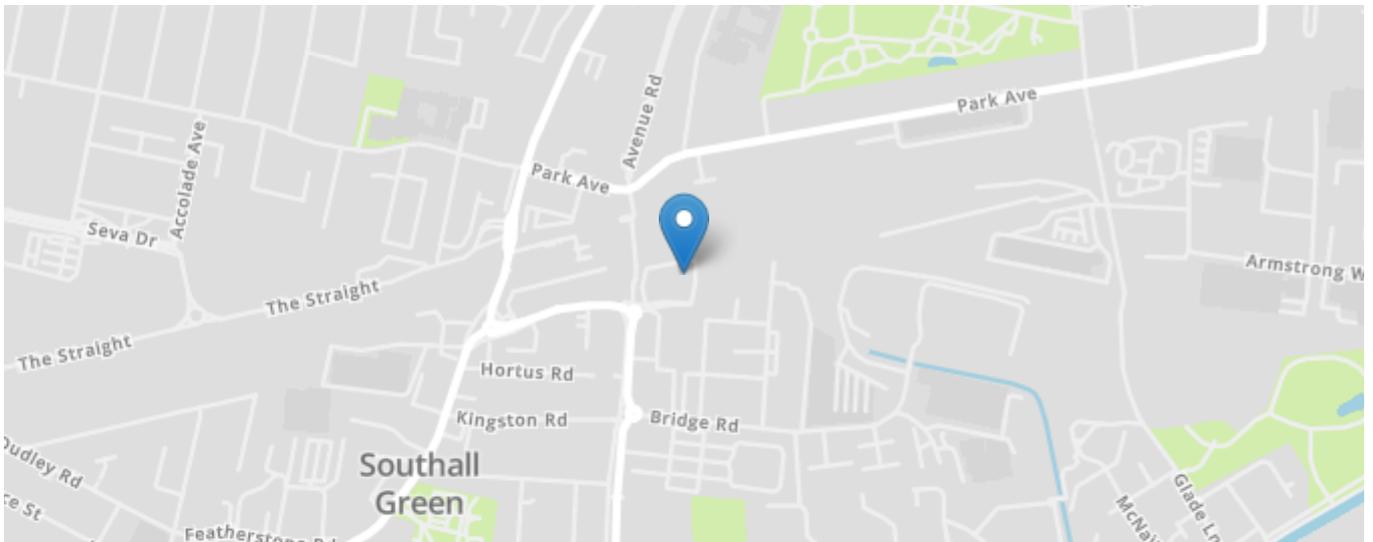
21' 2" max. x 13' 1" max. (6.45m x 3.99m)

Kitchen

included in reception measurement

Balcony

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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.