

£176,000 Shared Ownership

Brindley Court, Letchworth Road, Stanmore, London HA7 1FN



- Guideline Minimum Deposit £17,600
- First Floor (building has a lift)
- Dual Aspect Reception Room
- Semi-Open-Plan Kitchen
- Parking Space
- Guide Min Income Dual £63.8k | Single £73.6k
- Approx. 875 Sqft Gross Internal Area
- South Facing Balcony
- Two Spacious Bedrooms
- Short Walk from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £440,000). A first-floor apartment which is spacious and appears in excellent condition throughout. The property has a dual-aspect reception room with a door that leads out onto a south-facing balcony. The semi-open-plan kitchen features sleek, grey units and integrated appliances. There are two, large, bedrooms and an attractive and generously-sized bathroom. The hallway includes plenty of fitted/built-in storage and the well insulated walls, modern double glazing and communal heating/hot water system make for a good energy-efficiency rating. Brindley Court is part of the Stanmore Place development. Canons Park Station, for Jubilee Line services to Stanmore or into central London, is just a few minutes walk away. This particular apartment comes with use of an allocated parking space plus access to the communal cycle store.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 26/04/2011).

Minimum Share: 40% (£176,000). The housing association will expect that you will purchase the largest share affordable.

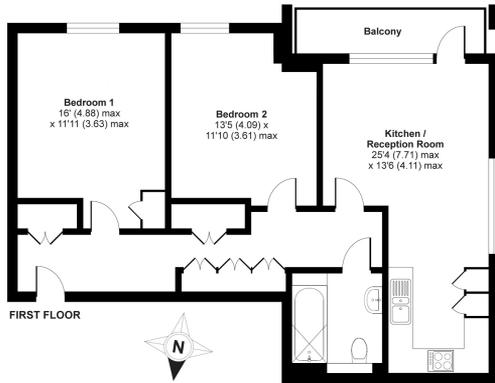
Shared Ownership Rent: £668.59 per month (subject to annual review).

Service Charge: £272.59 per month (subject to annual review).

Guideline Minimum Income: Dual - £63,800 | Single - £73,600 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Harrow. 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

FIRST FLOOR

Entrance Hall

Bedroom 1

16' 0" max. x 11' 11" max. (4.88m x 3.63m)

Bedroom 2

13' 5" x 11' 10" max. (4.09m x 3.61m)

Bathroom

Reception

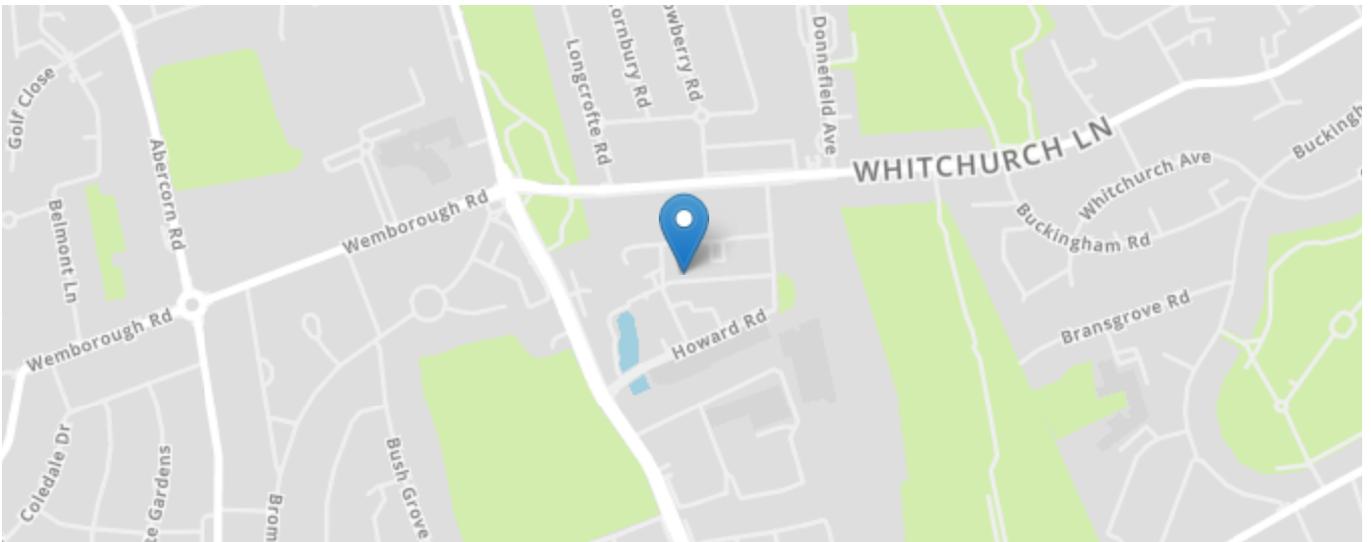
25' 4" max. x 13' 6" max. (7.71m x 4.11m)

Balcony

Kitchen

included in reception measurement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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.