

## £128,000 Shared Ownership

Bletchley Court, Letchworth Road, Stanmore, London HA7 1FR



- Guideline Minimum Deposit £12,800
- Top Floor (third, building has a lift)
- Wood Flooring in Reception Room
- Large Private Terrace
- Guide Min Income Dual £47.7k | Single £56.6k
- Approx. 528 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £320,000). This one-bedroom apartment is on the top floor and has a reception room with attractive, wood flooring and a semi-open-plan kitchen area with sleek units and integrated appliances. A glazed door leads out onto a large, private, roof terrace which overlooks the communal garden. Additional, internal, features include a built-in wardrobe in the bedroom, a hallway storage/utility cupboard and a good-sized bathroom with marble-style tiles. Bletchley Court is part of the carefully laid out Stanmore Place development. Considerable thought was given to energy-efficiency and the block has well-insulated walls and roof, modern double glazing and a communal heating and hot water system. Letchworth Road is just minutes from Canons Park Station for Jubilee Line trains to Stanmore or into central London.

**Housing Association:** A2Dominion.

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

**Minimum Share:** 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £501.38 per month (subject to annual review).

**Service Charge:** £266.65 per month (subject to annual review).

**Guideline Minimum Income:** Dual £47,700 | Single £56,600 (based on minimum share and 10% deposit).

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



Plan produced in accordance with RICS Property Measurement 2nd Edition. (Incorporating International Property Measurement Standards (IPMS) Recommendations). © Urban Moves Ltd. 2021. 12/19/21

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception / Kitchen Area

18' 11" x 10' 1" (5.77m x 3.07m)

#### Dining Area

12' 2" x 7' 1" (3.71m x 2.16m)

#### Terrace

23' 3" x 19' 4" (7.09m x 5.89m)

#### Bedroom

14' 7" max. x 8' 3" max. (4.45m x 2.51m)

#### Bathroom

8' 3" x 6' 5" (2.51m x 1.96m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.