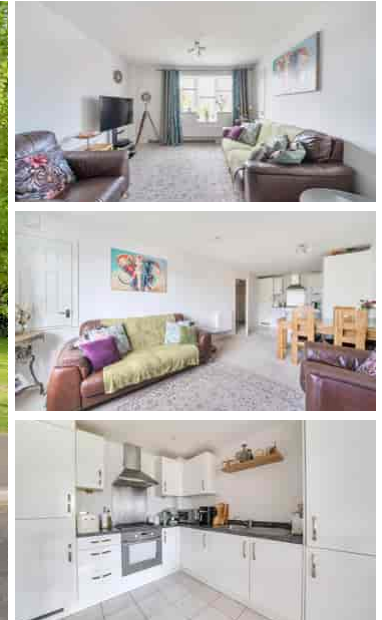


£99,750 Shared Ownership

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



- Guideline Minimum Deposit £9,975
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Modern Double Glazing and Gas Central Heating
- Communal Bicycle Store
- Guide Min Income Dual £36.2k | Single £42.5k
- Approx. 541 Sqft Gross Internal Area
- Fitted Wardrobes in Bedroom
- Parking Space
- Ruislip Manor and Eastcote Stations Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £285,000). This smartly-presented flat is on the first floor and has a twenty-five-foot reception room with open-plan kitchen area featuring sleek, white units and integrated appliances. There is a simple yet stylish bathroom with pencil-mosaic tiles, fitted wardrobes and overhead storage in the bedroom and a pair of built-in storage/utility cupboards have been provided in the entrance hall. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Nearby are public gardens such as Warrender Park and Eastcote House Grounds and, only a little further afield are Ruislip Common, Lido and Nature reserve. The property comes with use of an allocated parking space plus access to the communal bicycle store. Ruislip Manor and Eastcote (Metropolitan and Piccadilly Line trains from both stations) are within easy reach.

Housing Association: A2Dominion.

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

Minimum Share: 35% (£99,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £486.39 per month (subject to annual review).

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

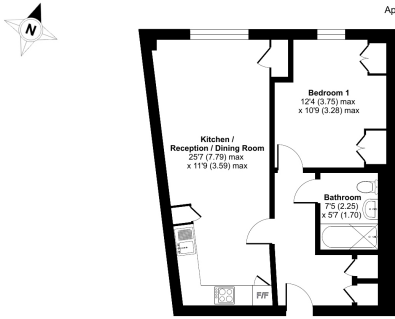
Guideline Minimum Income: Dual - £36,200 | Single - £42,500 (based on minimum share and 10% deposit).

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).

Flowers Avenue, Ruislip, HA4

Approximate Area = 541 sq ft / 50.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Assessment. © nrhocom 2020. Produced for Urban Moves. REF: 1453028

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

25' 7" max. x 11' 9" max. (7.79m x 3.59m)

Kitchen

included in reception measurement

Bedroom

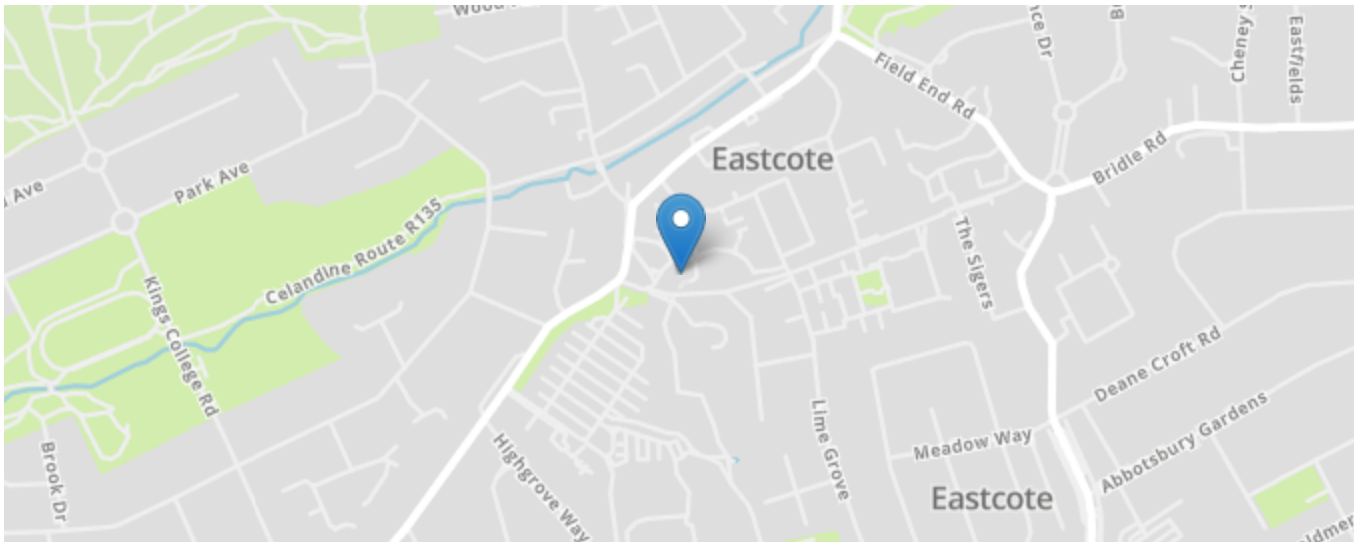
12' 4" max. x 10' 9" max. (3.75m x 3.28m)

Bathroom

7' 5" x 5' 7" (2.25m x 1.70m)

Energy Efficiency Rating

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