

£108,500 Shared Ownership

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



- Guideline Minimum Deposit £10,850
- Top Floor (third, building has a lift)
- Dual Aspect Reception Room
- Open-Plan Kitchen
- Good Energy-Efficiency Rating
- Guide Min Income Dual £43.9k | Single £50.2k
- Approx. 567 Sqft Gross Internal Area
- Large Private Terrace
- Stylish Bathroom
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £310,000). A smartly-presented apartment which is on the top (third) floor of a modern development and has a large, private terrace. Internal features include a dual-aspect reception room with wood-strip flooring and an open-plan kitchen area with pale grey units and integrated appliances. There is a good-sized bedroom, an attractive bathroom with marble-style tiles and an entrance hallway with built-in storage/utility cupboard. The well insulated walls and roof, modern double glazing and communal heating and hot water system make for a good energy-efficiency rating. Bletchley Court is part of the Stanmore Place and 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: 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £547.89 per month (subject to annual review).

Service Charge: £266.52 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,900 | Single - £50,200 (based on minimum share and 10% deposit).

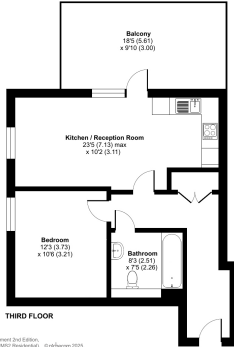
Council Tax: Band C, London Borough of Harrow. Priority is given to applicants living and/or working in this local authority.

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.



Letchworth Road, Stanmore, HA7

Approximate Area = 567 sq ft / 52.6 sq m
For identification only - Not to scale



Please also produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Handbook, Produced by Urban Moves, REF: 1423040

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

23' 5" max. x 10' 2" (7.13m x 3.11m)

Kitchen

included in reception measurement

Terrace

18' 5" x 9' 10" (5.61m x 3.00m)

Bedroom

12' 3" x 10' 6" (3.73m x 3.21m)

Bathroom

8' 3" max. x 7' 5" max. (2.51m x 2.26m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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.