

£91,250 Shared Ownership

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



- Guideline Minimum Deposit £9,125
- Fifth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Terrace and Cycle Store
- Guide Min Income Dual £41.9k | Single £48.2k
- Approx. 784 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Winter Garden
- Close to Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £365,000). A spacious, fifth-floor apartment in this recently-constructed development. The property has a good-sized reception room with attractive flooring and a semi-open-plan kitchen area featuring sleek, white units and integrated appliances. A glazed door leads to a twenty-one-foot winter garden. There is a main bedroom with fitted, mirror-fronted wardrobe plus a second, slightly smaller, double bedroom and a stylish, fully-tiled bathroom. A large storage/utility cupboard has been provided in the hallway and the energy-efficiency rating is very good, thanks to demanding insulation standards, high performance glazing and a communal heating/hot water system. Residents of Doniford House can make use of a roof terrace and a communal cycle store. Southall Station, for Elizabeth Line services, is just a short walk away.

Housing Association: Clarion.

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

Minimum Share: 25% (£91,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £608.29 per month (subject to annual review).

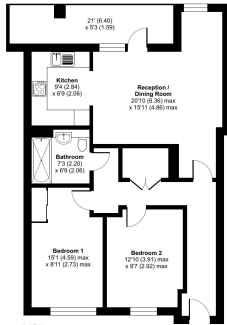
Service Charge: £251.35 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,900 | Single - £48,200 (based on minimum share and 10% deposit).

Council Tax: Band C, 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Healum Avenue, Southall, UB2
Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



FIFTH FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS) Requirements. ©Urbanmoves 2024.
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DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

20' 10" max. x 15' 11" max. (6.36m x 4.86m)

Balcony

21' 0" x 5' 3" (6.40m x 1.60m)

Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)

Bedroom

15' 1" max. x 8' 11" max. (4.59m x 2.73m)

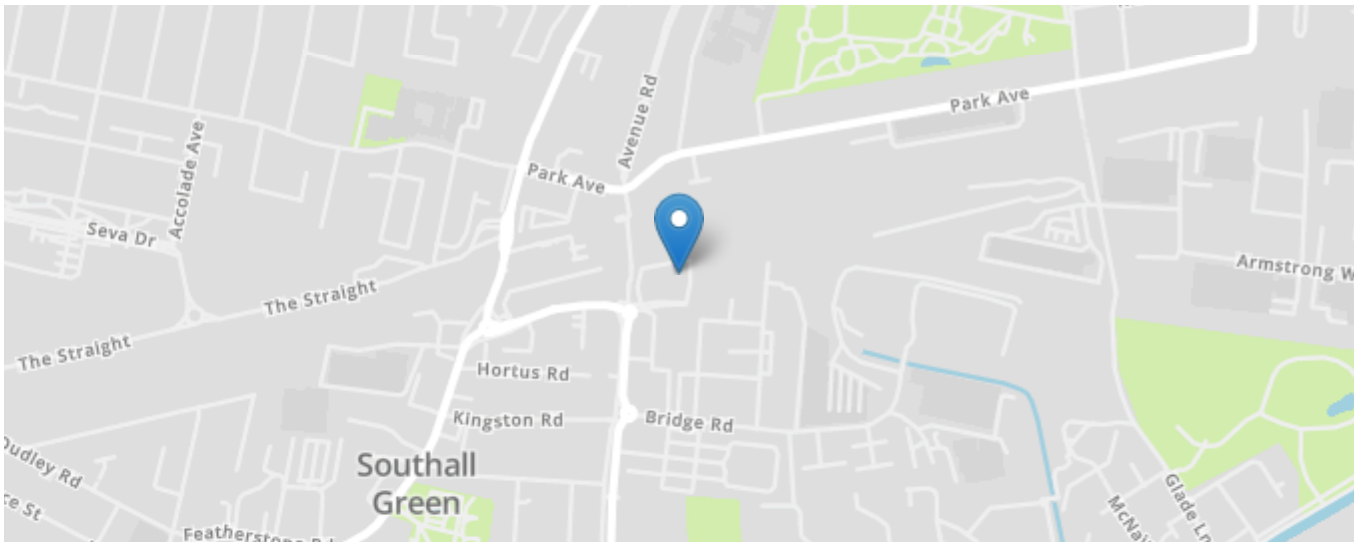
Bedroom 2

12' 10" max. x 9' 7" max. (3.91m x 2.92m)

Bathroom

7' 3" max. x 6' 9" max. (2.20m x 2.06m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(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.