

£160,000 Shared Ownership

Brindley Court, Hitchin Lane, Stanmore, Greater London, HA7 1FL



- Guideline Minimum Deposit £16,000
- Second Floor with Balcony
- High Performance Glazing
- Parking Space
- Guideline Income Dual £44.2k, Single £49.6k
- Approx. 725 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £400,000). A second-floor, two-bedroom apartment in this smart, modern block. This property features a reception room with balcony, an open-plan kitchen with a mix of gloss and walnut-style units and a stylish bathroom with marble-effect tiles. Both bedrooms are comfortable doubles and the apartment benefits from overlooking an area of communal garden. Brindley Court is part of the carefully laid-out and well-maintained Stanmore Place development. Considerable thought has been given to energy-efficiency with high-performance glazing to all units and a communal heating/hot water system. The apartment comes with a parking space and is also just minutes from Canons Park station for Jubilee line services into central London.

Tenure: Leasehold (125 years from 2011)

Minimum Share Available: 40% (£160,000). The housing association will expect you to purchase the largest affordable share which may be more than the advertised minimum.

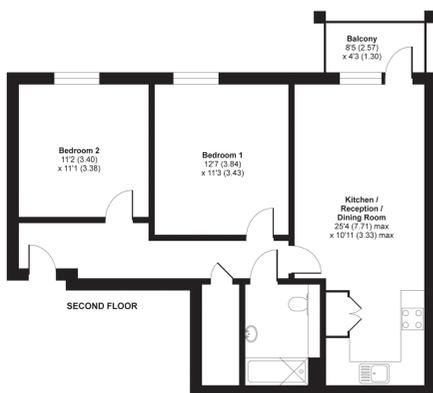
Shared Ownership Rent: £445.32 per month (based on 40% ownership). The rent is subject to annual review.

Service Charge: £173.48 per month, including sinking fund. The service charge is subject to annual review.

Guideline Minimum Household Income: £44,150 assuming dual incomes and a 10% deposit of a 40% share. Equivalent single-income figure would be £49,600.

Council Tax: Band D, Harrow (£1784.80 for 2019-20). Priority will be given to applicants that currently live and/or work in the London Borough of Harrow.

The property is offered for sale on a sold-as-seen basis. A2Dominion Housing Group do not offer any warranties on the domestic appliances in the property or undertake to carry out any remedial work or redecoration work of a cosmetic nature. Pets not permitted (except assistance animals).



DIMENSIONS

RECEPTION
25' 4" max. x 10' 11" max. (7.71m x 3.33m)

BALCONY
8' 5" x 4' 3" (2.57m x 1.30m)

KITCHEN
included in reception measurement

BEDROOM 1
12' 7" x 11' 3" (3.84m x 3.43m)

BEDROOM 2
11' 2" x 11' 1" (3.40m x 3.38m)

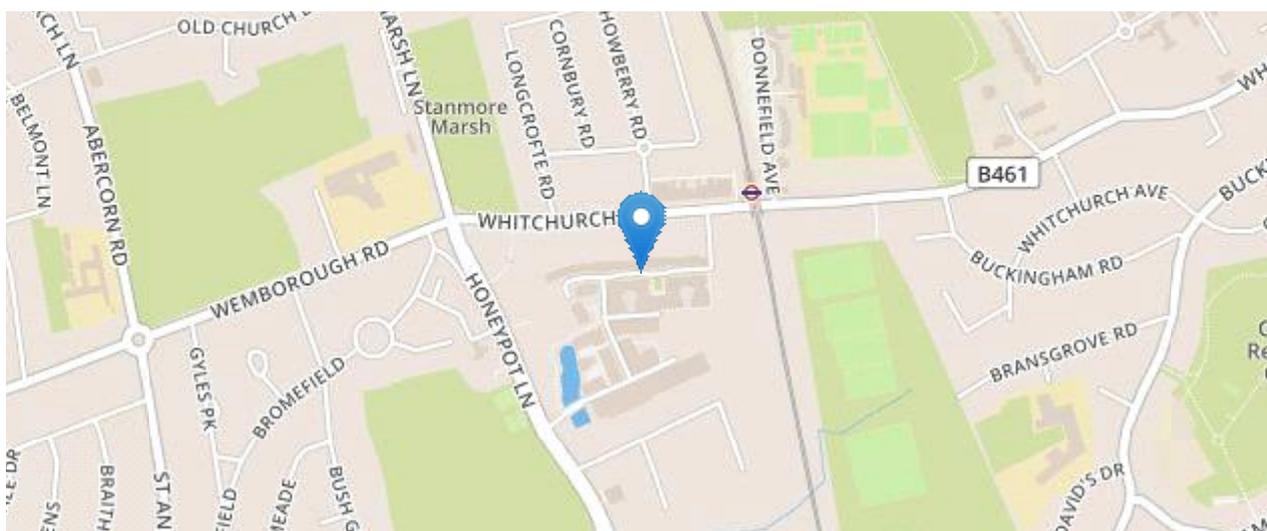
BATHROOM

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B	87	88
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	81	82
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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.