

£125,000 Shared Ownership

Bletchley Court, Hitchin Lane, Stanmore, Greater London, HA7 1FP



- Guideline Minimum Deposit £12,500
- Second Floor with Balcony
- High Performance Glazing
- Parking
- Guideline Min. Household Income £51,800
- Approx. 875 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £500,000). Bletchley 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 double glazing to all units and a communal heating and hot water system. This spacious three bedroom apartment is on the second floor (lift available) and features a dual-aspect reception, balcony, open-plan kitchen with a mix of high-gloss and walnut-style units and a stylish bathroom with marble-effect tiles plus separate cloakroom. The property comes with use of a parking space and is also just minutes from Canons Park station (Jubilee line).

Tenure: Leasehold (125 years from 2011)

Share Available: 25% (£125,000)

Shared Ownership Rent: £665.36* per month (based on 25% ownership)

Service Charge: £158.96* per month (including sinking fund)

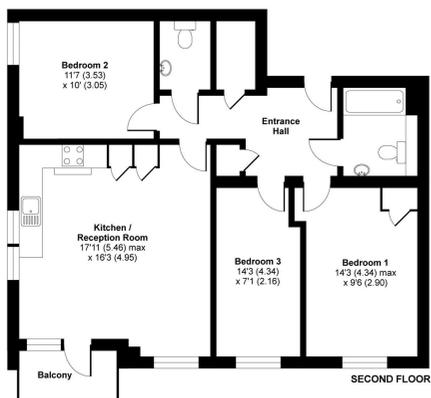
Guideline Minimum Household Income: £51,800 (assuming 10% (£12,500) deposit)

Local Authority: Harrow**

Council Tax Band: E (£2064.23 for 2018-19)

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). Unless specifically mentioned in the details above, there is no parking with this property.

* Rent and service charges are subject to annual review. ** Priority will be given to applicants currently living or working in the London Borough of Harrow.

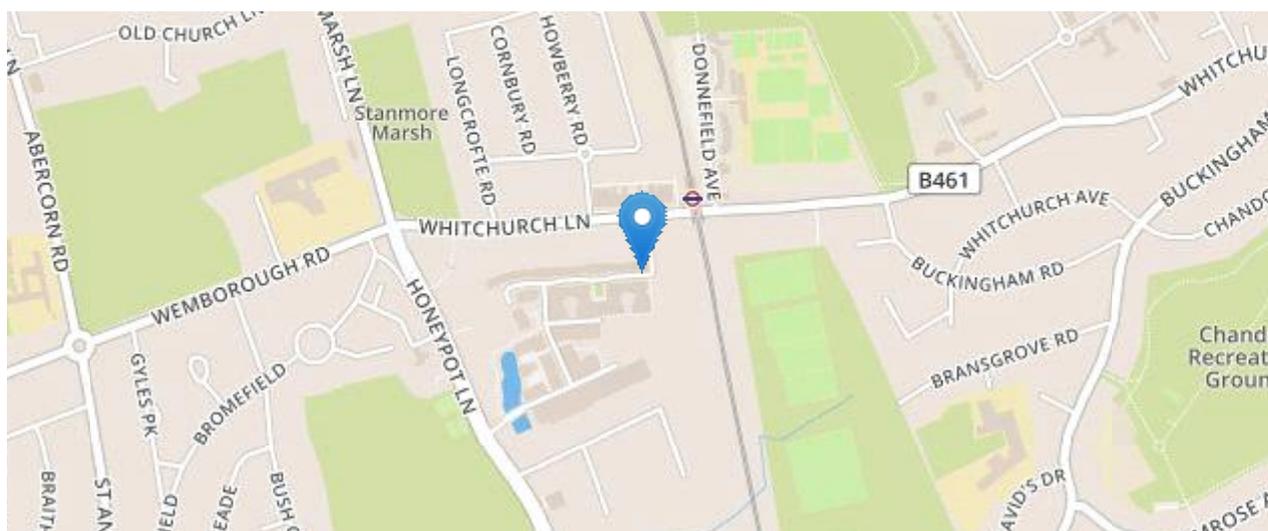


DIMENSIONS

- RECEPTION
17' 11" max. x 16' 3" (5.46m x 4.95m)
- BALCONY
- KITCHEN
included in reception measurement
- BEDROOM 1
14' 3" max. x 9' 6" (4.34m x 2.90m)
- BEDROOM 2
11' 7" x 10' (3.53m x 3.05m)
- BEDROOM 3
14' 3" x 7' 1" (4.34m x 2.16m)
- BATHROOM
- CLOAKROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	86 87
(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	81 82
(69 to 80) C	
(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.