

£205,000 Shared Ownership

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



- Guideline Minimum Deposit £20,500
- Ground Floor with Garden Aspect
- Open Plan Reception/Kitchen
- Parking Space
- Guideline Min. Household Income £47,650*
- Approx. 735 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £410,000). 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 glazing to all units and a communal heating and hot water system. This two-bedroom apartment is on the ground floor and has a south-facing reception room with open-plan kitchen. The three principle rooms all look out onto an attractive area of communal garden. There is a bathroom with marble style tiles and useful hallway storage. The apartment comes with a parking space plus Hitchin Lane is just minutes from Canons Park station for Jubilee line trains to Stanmore or into central London.

Tenure: Leasehold (125 years from 2011)

Share Available: 50% (£205,000)

Shared Ownership Rent: £344.27** per month (based on 50% ownership)

Service Charge: £142.59** per month, including sinking fund

Guideline Minimum Household Income: £47,650* Or £53,750 single income

Local Authority: Harrow***

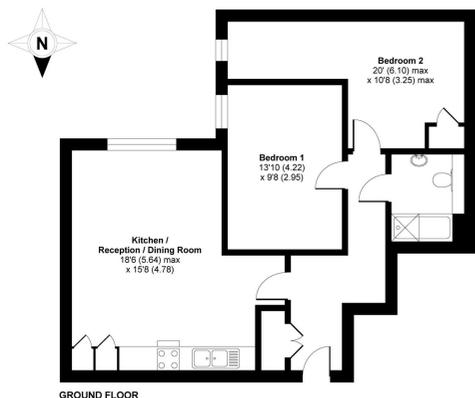
Council Tax: Band D (£1688.92 for 2018-19)

The property is offered for sale on a sold as seen basis. A2Dominion 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.

* Based on dual income with 10% deposit of 50% share

** Rent and service charges are subject to annual review.

*** Priority may be given to applicants that currently live or work in the London Borough of Harrow.



DIMENSIONS

RECEPTION

18' 6" max. x 15' 8" (5.64m x 4.78m)

KITCHEN

included in reception measurement

BEDROOM 1

13' 10" x 9' 8" (4.22m x 2.95m)

BEDROOM 2

20' max. x 10' 8" max. (6.10m x 3.25m)

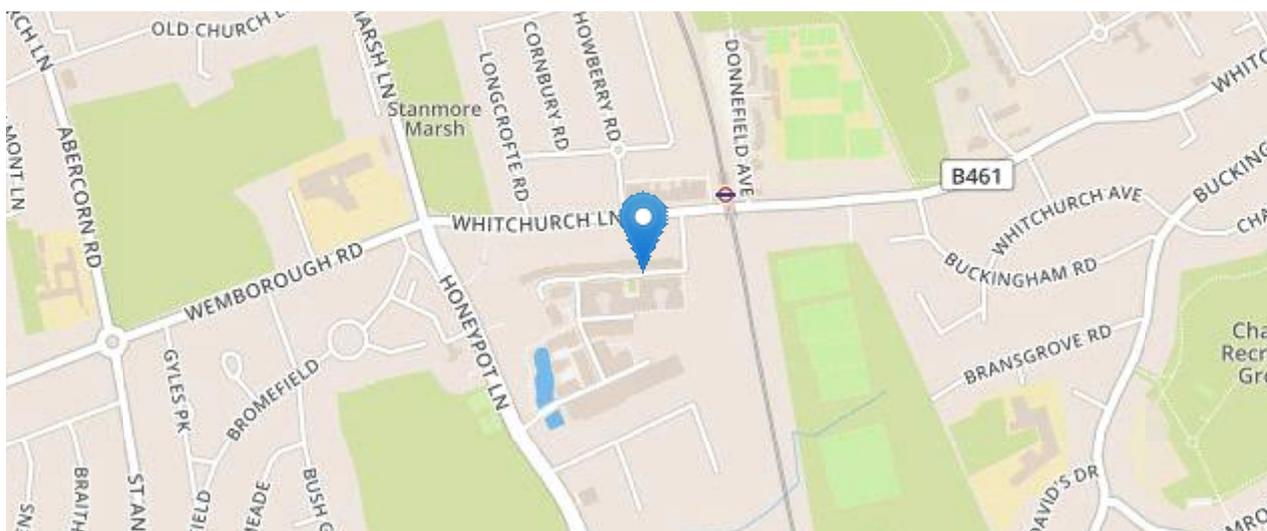
BATHROOM

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(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		
(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.