

£164,000 Shared Ownership

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



- Guideline Minimum Deposit £16,400
- Second Floor with Two Balconies
- High Performance Glazing
- Parking Space
- Guideline Income Dual £44.4k, Single £49.9k
- Approx. 730 Sqft Gross Internal Area
- Communal Heating/Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £410,000). A second-floor, two-bedroom apartment in this smart, modern block. 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/hot water system. 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. There is a second balcony, accessed from one of the bedrooms and the apartment benefits from overlooking the attractive communal garden. A parking space is included in the sale plus Canons Park station (Jubilee line) is just minutes away.

Tenure: Leasehold (125 years from 2012)

Minimum Share Available: 40% (£164,000). The housing association will expect you to purchase the largest affordable share which may be more than the advertised minimum.

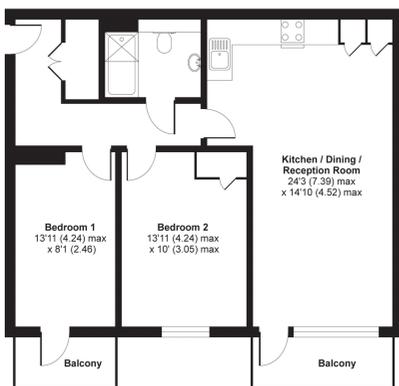
Shared Ownership Rent: £449.44 per month (based on 40% ownership). The rent is subject to annual review.

Service Charge: £157.03 per month, including sinking fund. The service charge is subject to annual review.

Guideline Minimum Household Income: £44,400 assuming dual incomes and a 10% deposit of a 40% share. Equivalent single-income figure would be £49,900.

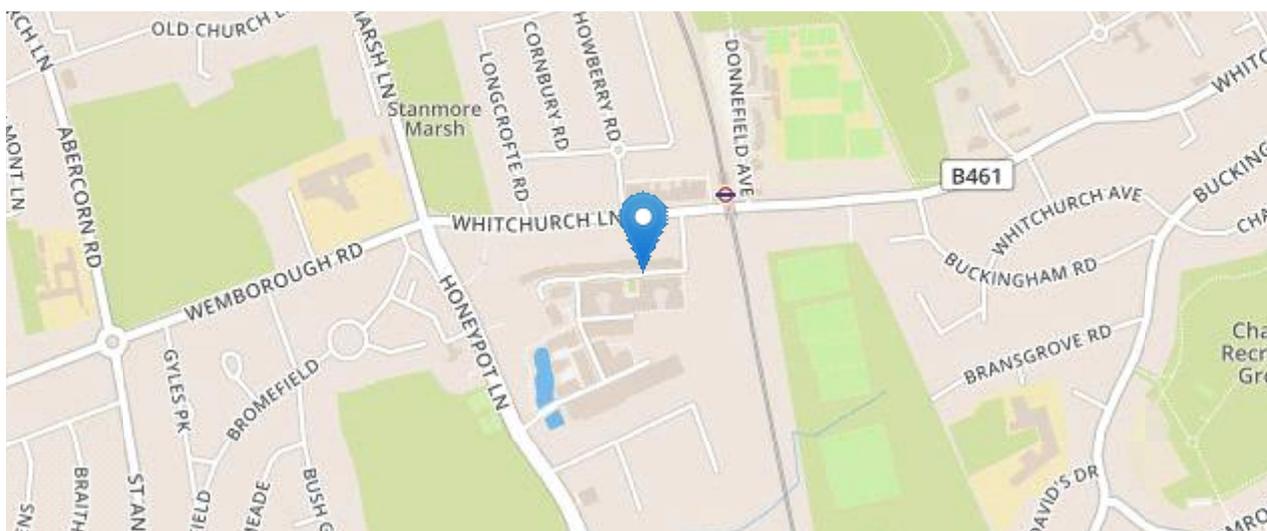
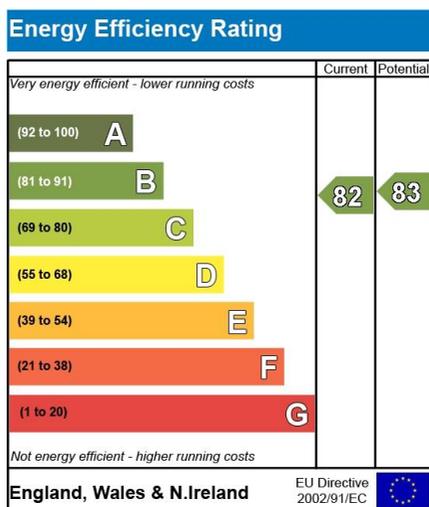
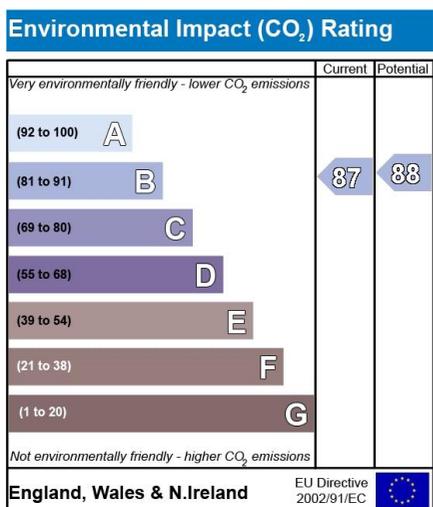
Council Tax: Band D, Harrow (£1784.80 for 2019-20). Priority will be given to applicants that currently live and/or work in the London Borough of Harrow.

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
24' 3" max. x 14' 10" max. (7.39m x 4.52m)
- BALCONY
- KITCHEN
included in reception measurement
- BEDROOM 1
13' 11" max. x 8' 1" (4.24m x 2.46m)
- BALCONY
- BEDROOM 2
13' 11" max. x 10' max. (4.24m x 3.05m)
- BATHROOM



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.