

£144,000 Shared Ownership

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



- Guideline Minimum Deposit £14,400
- Top Floor with Large Terrace
- Open-Plan Reception/Kitchen
- Communal Heating and Hot Water
- Guideline Min. Household Income £40,250
- Approx. 560 Sqft Gross Internal Area
- High Performance Glazing
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £360,000). 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 well-presented apartment is on the top floor (third - lift available) and features a dual-aspect reception room which opens onto a large terrace. The kitchen is sleek and open-plan and there is a good-sized bedroom, a stylish bathroom with marble style tiles and a useful hall storage cupboard. Canons Park Station, for the Jubilee line, is just a few minutes walk away.

Tenure: Leasehold (125 years from 2011)

Share Available: 40% (£144,000)

Shared Ownership Rent: £321.76* per month (based on 40% ownership)

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

Guideline Minimum Household Income: £40,250 (assuming 10% (£14,400) deposit)

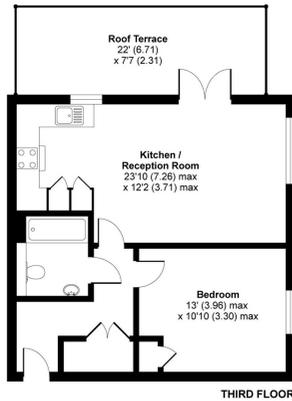
Local Authority: Harrow**

Council Tax Band: C (£1501.26 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 may be given to applicants currently living or working in the London Borough of Harrow.



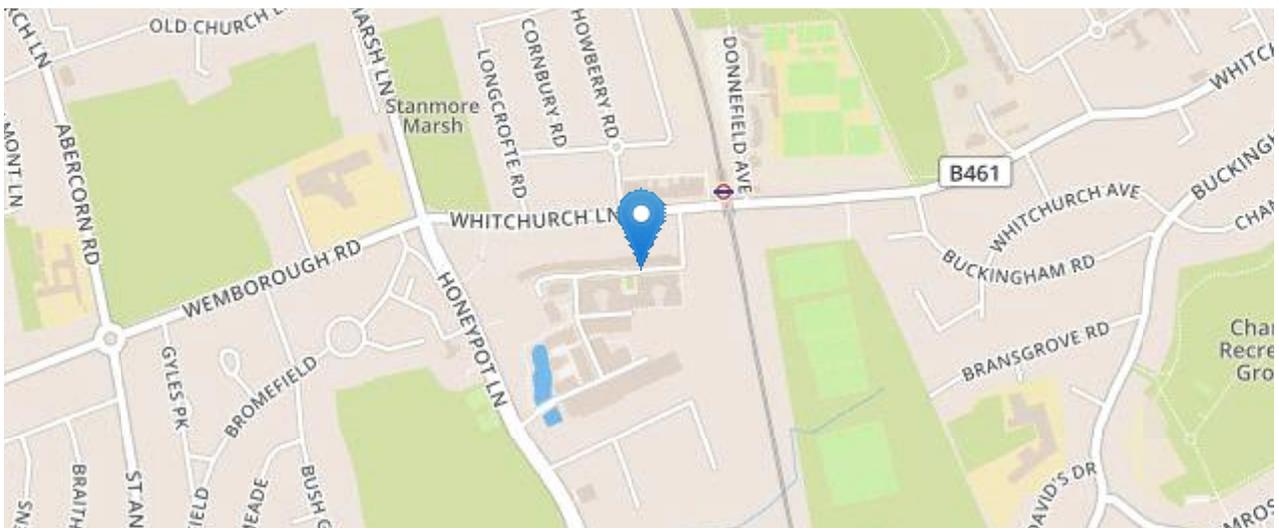
DIMENSIONS

- RECEPTION
23' 10" max. x 12' 2" max. (7.26m x 3.71m)
- TERRACE
22' x 7' 7" (6.71m x 2.31m)
- KITCHEN
included in reception measurement
- BEDROOM
13' max. x 10' 10" max. (3.96m x 3.30m)
- BATHROOM



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A			
(81 to 91) B		85	85
(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		78	79
(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.