

£170,000 Shared Ownership

Moore Court, Howard Road, Stanmore, Greater London, HA7 1FA



- Guideline Minimum Deposit £17,000
- Approx. 575 Sqft Gross Internal Area
- High Performance Double Glazing
- Parking and Residents' Gym
- Guideline Min. Household Income £45,900
- First Floor with Lift
- Communal Heating and Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £340,000). A good-sized, one-bedroom apartment on the first floor of this attractive block. Moore Court includes a residents' gym and is surrounded by the fountains and well-tended gardens of the wider Stanmore Place development. Modern standards of insulation, high-performance double glazing and a communal heating and hot water system result in excellent energy-efficiency and environmental-impact ratings. The apartment features an open-plan kitchen/reception, fitted wardrobe in the bedroom, stylish bathroom and a useful hall utility cupboard with space and plumbing for a washing machine. The apartment comes with use of a parking space and is also just minutes from Canons Park station (Jubilee line).

b>Tenure: Leasehold (125 years from 2011)

Share Available: 50% (£170,000)

Shared Ownership Rent: £268.07* per month (based on 50% ownership)

Service Charge: £213.33* per month

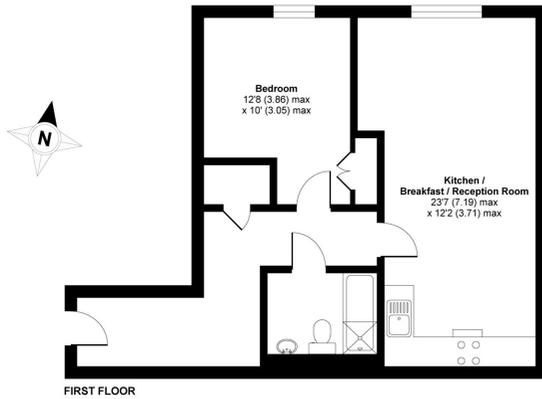
Guideline Minimum Household Income: £45,900 (assuming 10% (£17,000) deposit)

Local Authority: Harrow

Council Tax Band: C (£1446.83 for 2017-18)

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).

* Rent and service charges are subject to annual review.

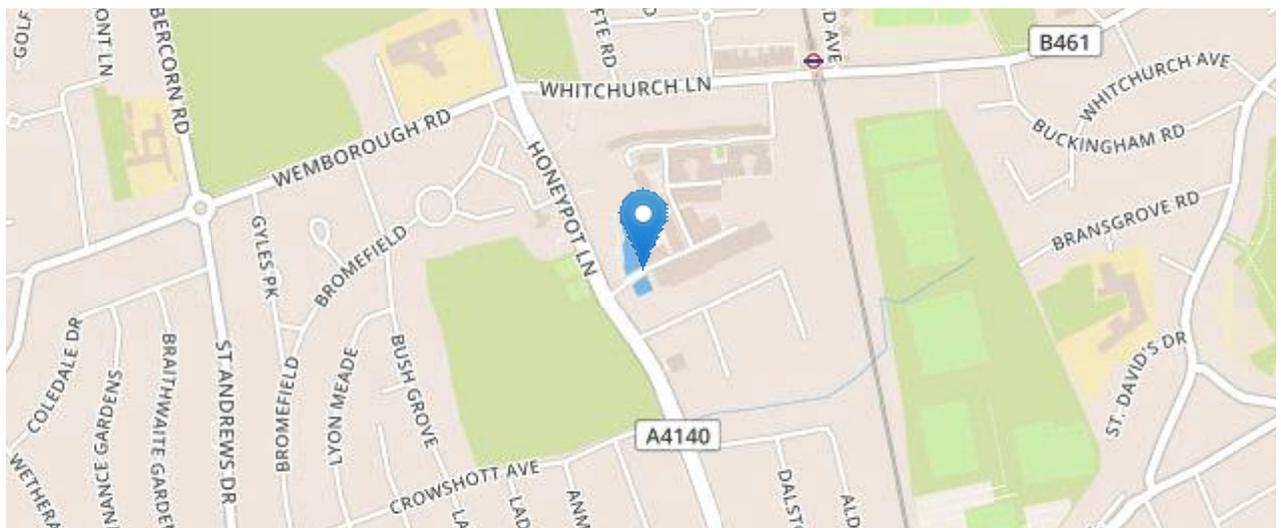


DIMENSIONS

- RECEPTION
23' 7" max. x 12' 2" max. (7.19m x 3.71m)
- KITCHEN
included in reception measurement
- BEDROOM
12' 8" max. x 10' max. (3.86m x 3.05m)
- BATHROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	86
(69 to 80) C	86
(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	85
(69 to 80) C	86
(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.