

£122,500 Shared Ownership

Bletchley Court, Letchworth Road, Stanmore, Greater London, HA7 1FR



- Guideline Minimum Deposit £12,250
- Approx. 565 Sqft Gross Internal Area
- Approx. 270 Sqft Terrace
- Communal Heating and Hot Water
- Guideline Min. Household Income £37,200
- Top Floor (Third - Lift Available)
- High Performance Double Glazing
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £350,000). A top-floor, one-bedroom apartment in this recently-built block. Bletchley Court features attractive communal grounds and 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 property has a dual-aspect reception room with access to a large, private terrace. The kitchen is open-plan and there is a stylish bathroom with marble-style tiles. Letchworth Road 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: 35% (£122,500)

Shared Ownership Rent: £361.72* per month (based on 40% ownership)

Service Charge: £127.26* per month (including sinking fund)

Guideline Minimum Household Income: £37,200 (assuming 10% (£12,250 deposit))

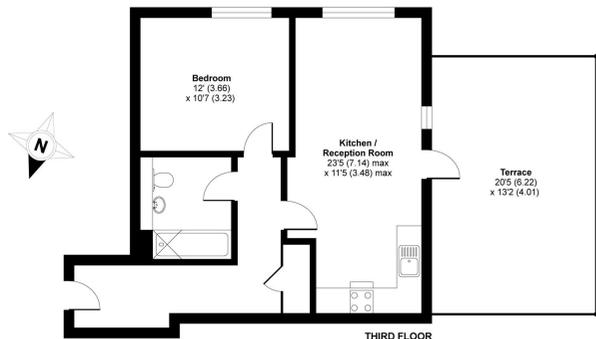
Local Authority: Harrow**

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. ** Priority will be given to applicants that live and/or work in the London Borough of Harrow.

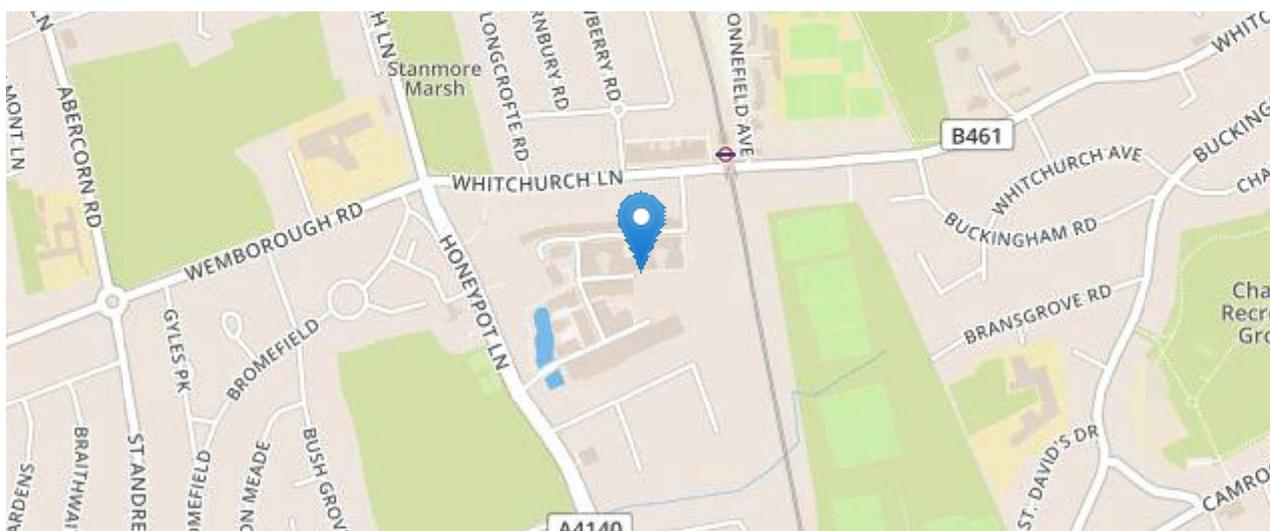
DIMENSIONS



- RECEPTION
23' 5" max. x 11' 5" max. (7.14m x 3.48m)
- TERRACE
20' 5" x 13' 2" (6.22m x 4.01m)
- KITCHEN
included in reception measurement
- BEDROOM
12' x 10' 7" (3.66m x 3.23m)
- BATHROOM

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	87
(69 to 80) C	88
(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	80
(55 to 68) D	81
(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.