

## £112,000 Shared Ownership

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



- Guideline Deposit £11,200
- Approx. 530 Sqft Gross Internal Area
- Open-Plan Reception/Kitchen
- Communal Heating and Hot Water
- Guideline Minimum Income £33,850
- First Floor
- High Performance Glazing
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £320,000). A well-presented, one-bedroom apartment on the first floor of this modern building. 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 property features an open-plan reception/kitchen with sleek, white units. The bedroom is a good size and there is an attractive bathroom with marble style tiles. 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:** 35% (£112,000)

**Shared Ownership Rent:** £309.14\* per month (based on 35% ownership)

**Service Charge:** £143.90\* per month (including sinking fund)

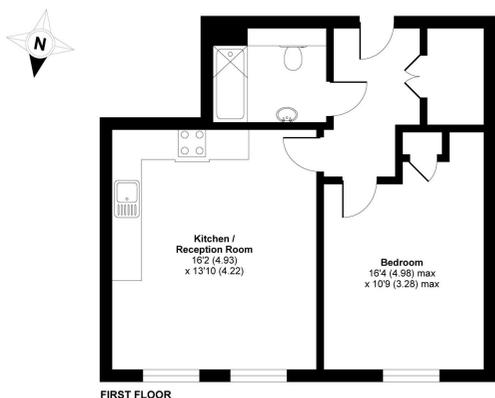
**Guideline Minimum Household Income:** £33,850 (assuming 10% (£11,200) deposit)

**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). Unless specifically mentioned in the details above parking is not offered with this property.

\* Rent and service charges are subject to annual review. \*\* Priority may be given to applicants currently living or working in the Borough of Harrow.

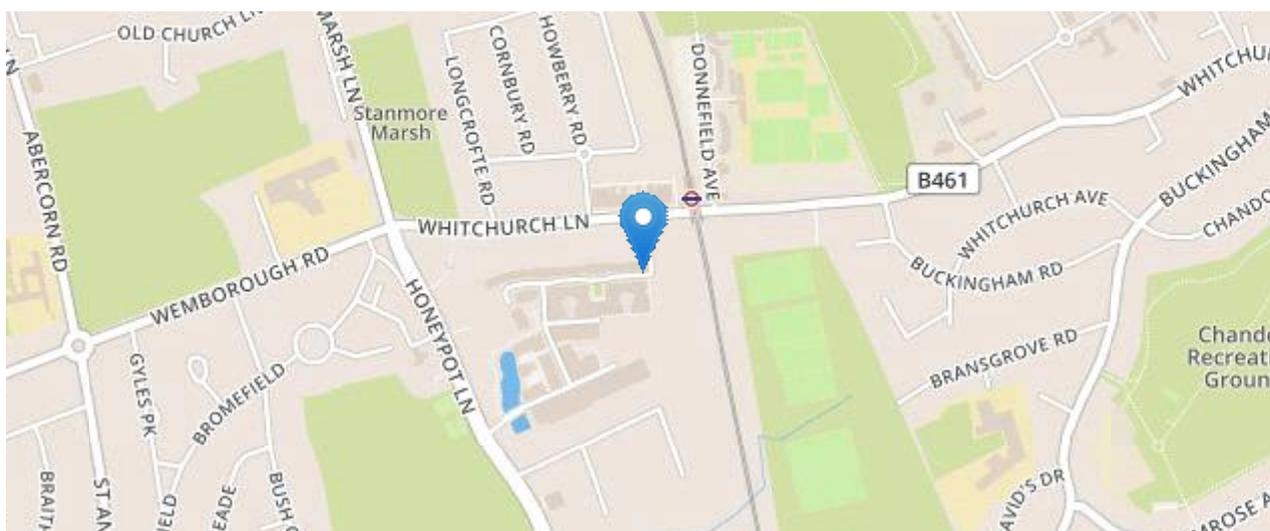


## DIMENSIONS

- RECEPTION  
16' 2" x 13' 10" (4.93m x 4.22m)
- KITCHEN  
included in reception measurement
- BEDROOM  
16' 4" max. x 10' 9" max. (4.98m x 3.28m)
- BATHROOM

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	87
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	81
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
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.