

## £130,000 Shared Ownership

Brindley Court, Letchworth Road, Stanmore, Greater London, HA7 1FN



- Guideline Minimum Deposit £13,000
- Second Floor
- Open-Plan Reception/Kitchen
- Communal Heating and Hot Water
- Guideline Min. Household Income £35,550
- Approx. 505 Sqft Gross Internal Area
- High Performance Glazing
- Minutes from Canons Park Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £325,000). Brindley 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 apartment is on the second floor and features an open-plan reception room with sleek, fitted kitchen. There is a good-sized bedroom, a stylish bathroom with marble style tiles and a useful hall storage/utility cupboard. Canons Park Station, for the Jubilee line, is just a few minutes walk away.

**Tenure:** Leasehold (125 years from 2011)

**Share Available:** 40% (£130,000)

**Shared Ownership Rent:** £301.90\* per month (based on 40% ownership)

**Service Charge:** £109.24\* per month (including sinking fund)

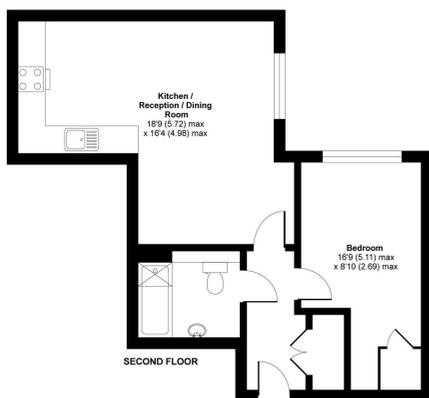
**Guideline Minimum Household Income:** £35,550 (assuming 10% (£13,000) deposit)

**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). 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 that currently live or work in the London Borough of Harrow.



## DIMENSIONS

**RECEPTION**  
18' 9" max. x 16' 4" max. (5.72m x 4.98m)

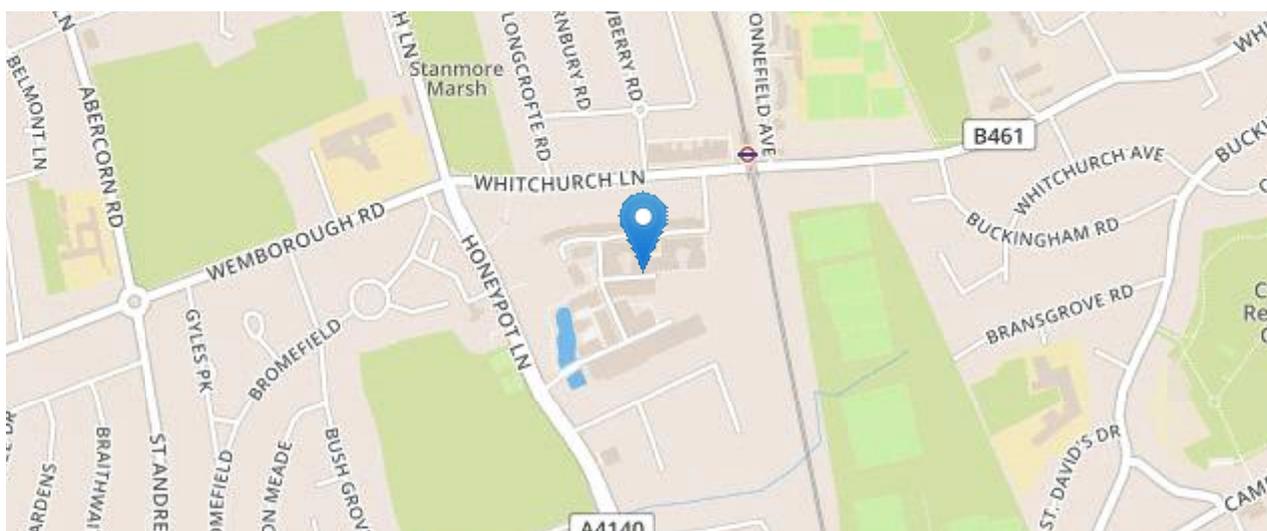
**KITCHEN**  
included in reception measurement

**BEDROOM**  
16' 9" max. x 8' 10" max. (5.11m x 2.69m)

**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>	
(69 to 80) <b>C</b>	80
(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.