

£188,000 Shared Ownership

Brindley Court, Hitchin Lane, Stanmore, Greater London, HA7 1FL



- Approx. 915 Sqft Gross Internal Area
- Wood Flooring to Reception and Hall
- Bathroom plus Cloakroom
- Allocated Parking Space
- Ground Floor with Balcony/Small Terrace
- Open-Plan Fitted Kitchen
- Communal Heating and Hot Water
- Minutes from Canons Park Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £470,000). A spacious, ground-floor three-bedroom apartment with wood flooring to reception and hallway, open-plan kitchen, small private terrace/balcony (accessed from bedroom 1), bathroom with marble style tiles, additional W.C. and a useful utility cupboard. 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 glazing to all units and a communal heating and hot water system. There is a pretty communal garden and Hitchin Lane is just minutes from Canons Park station for Jubilee line trains to Stanmore or into central London. This apartment also has use of an allocated parking space.

Tenure: Leasehold (125 years from 2011)

Share Available: 40% (£188,000)

Shared Ownership Rent: £497.42* per month (based on 40% ownership)

Service Charge: £148.67* per month (including sinking fund)

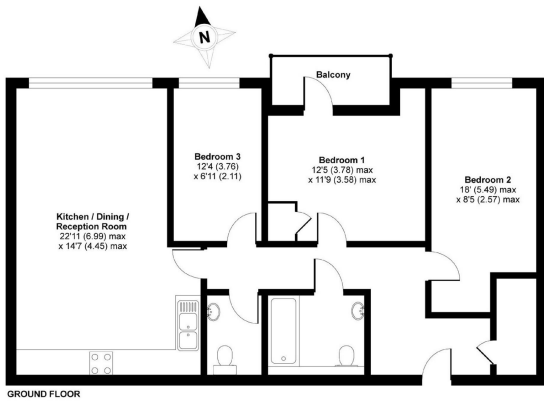
Guideline Min Income: £58,250 (assuming £18,800 (10%) deposit)

Local Authority: Harrow**

Council Tax: Band E (£1906.19 for 2016-17)

The property is offered for sale on a sold as seen basis. A2Dominion Housing Group do not offer any warranties on the white goods in the flat 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 living or working in the Borough of Harrow.



DIMENSIONS

RECEPTION
22' 11" max. x 14' 7" max. (6.99m x 4.45m)

CLOAKROOM

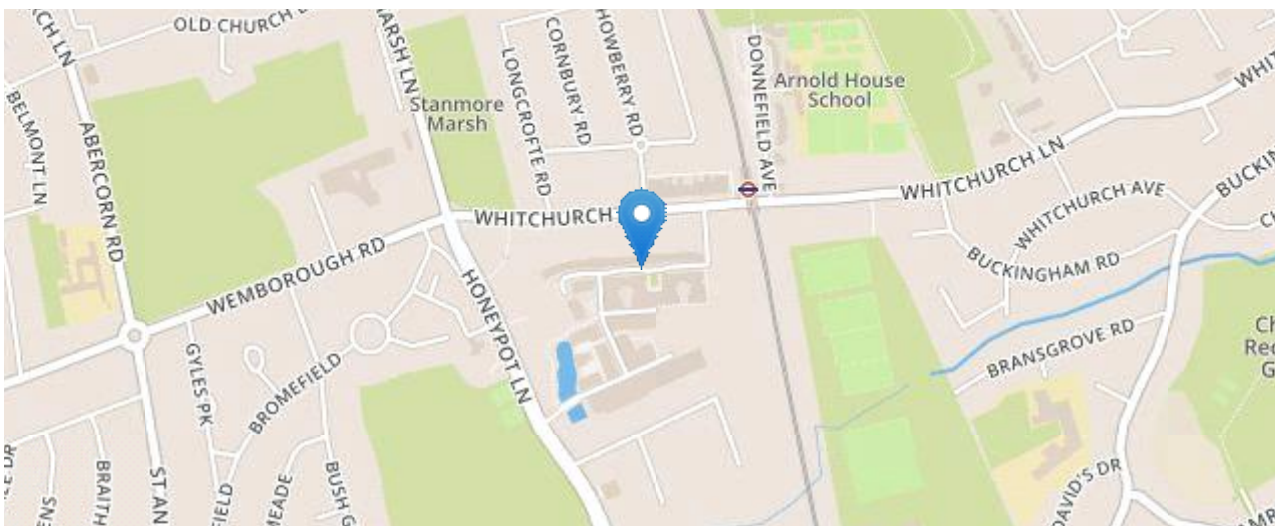
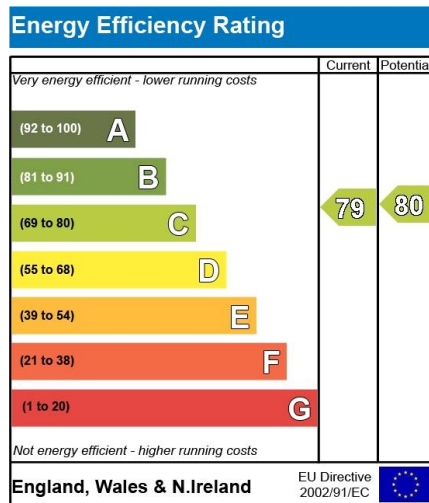
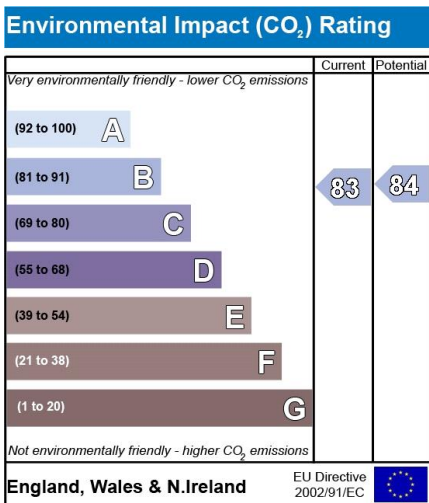
KITCHEN
included in reception measurement

BEDROOM 1
12' 5" max. x 11' 9" max. (3.78m x 3.58m)

BALCONY
BEDROOM 2
18' 0" max. x 8' 5" max. (5.49m x 2.57m)

BEDROOM 3
12' 4" x 6' 11" (3.76m x 2.11m)

BATHROOM



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.