

£110,000 Shared Ownership

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Guideline Minimum Deposit £11,000
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide min income Dual £56.6k | Single £65k
- Approx. 766 Sqft Gross Internal Area
- Large Balcony Overlooking Courtyard
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £440,000). A well-proportioned and well-presented apartment on the second floor of a recently-constructed development. The property has a twenty-two-foot reception room with sleek, semi-open-plan kitchen area featuring integrated appliances. A door leads out onto a large balcony overlooking the attractive communal courtyard. There is a main bedroom with fitted wardrobes and en-suite shower room plus a similar-sized second double bedroom, a stylish bathroom and a storage/utility cupboard in the entrance hallway. The energy-efficiency rating is good, thanks to well insulated walls and high performance glazing. The property comes with use of a parking space plus Alperton Station, for the Piccadilly Line, is close by. Stonebridge Park (Bakerloo Line, London Overground) and Hanger Lane (Central Line) are also within walking distance or a brief cycle ride and Wembley Central offers additional mainline services. Ofsted list eleven state schools (nine primaries and two secondaries) within a mile radius, all rated either 'Good' or 'Outstanding'. ?

Housing Association: Clarion.

Tenure: Leasehold (125 years from 29/09/2020).

Minimum Share: 25% (£110,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £964.86 per month (subject to annual review).

Service Charge: £129.42 per month (subject to annual review).

Ground Rent: £300.00 for the year.

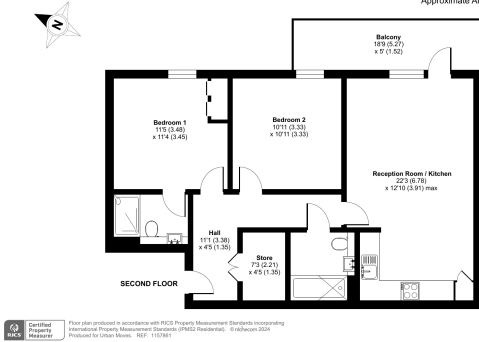
Guideline Minimum Income: Dual - £56,600 | Single - £65,000 (based on minimum share and 10% deposit).

Council Tax: Band D, London Borough of Brent. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

Mount Pleasant, HA0
Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale



SECOND FLOOR

Entrance Hallway
11' 1" x 4' 5" (3.38m x 1.35m)

Reception
22' 3" x 12' 10" max. (6.78m x 3.91m)

Kitchen
included in reception measurement

Balcony
18' 9" x 5' 0" (5.71m x 1.52m)

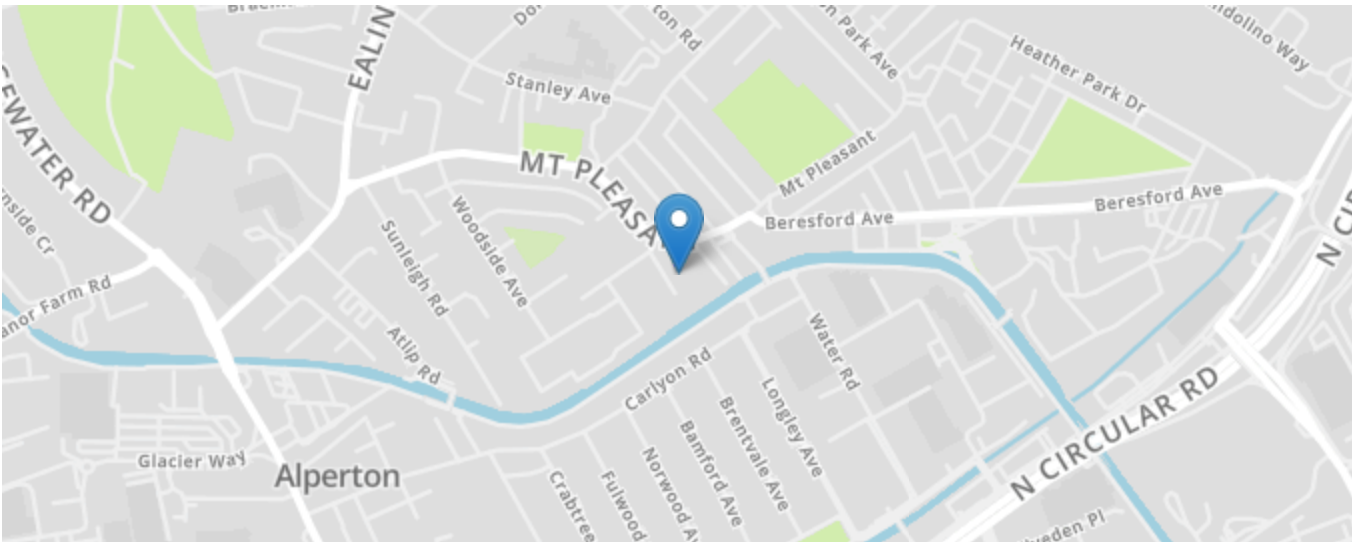
Bedroom 1
11' 5" x 11' 4" (3.48m x 3.45m)

En-Suite Shower Room

Bedroom 2
10' 11" x 10' 11" (3.33m x 3.33m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.