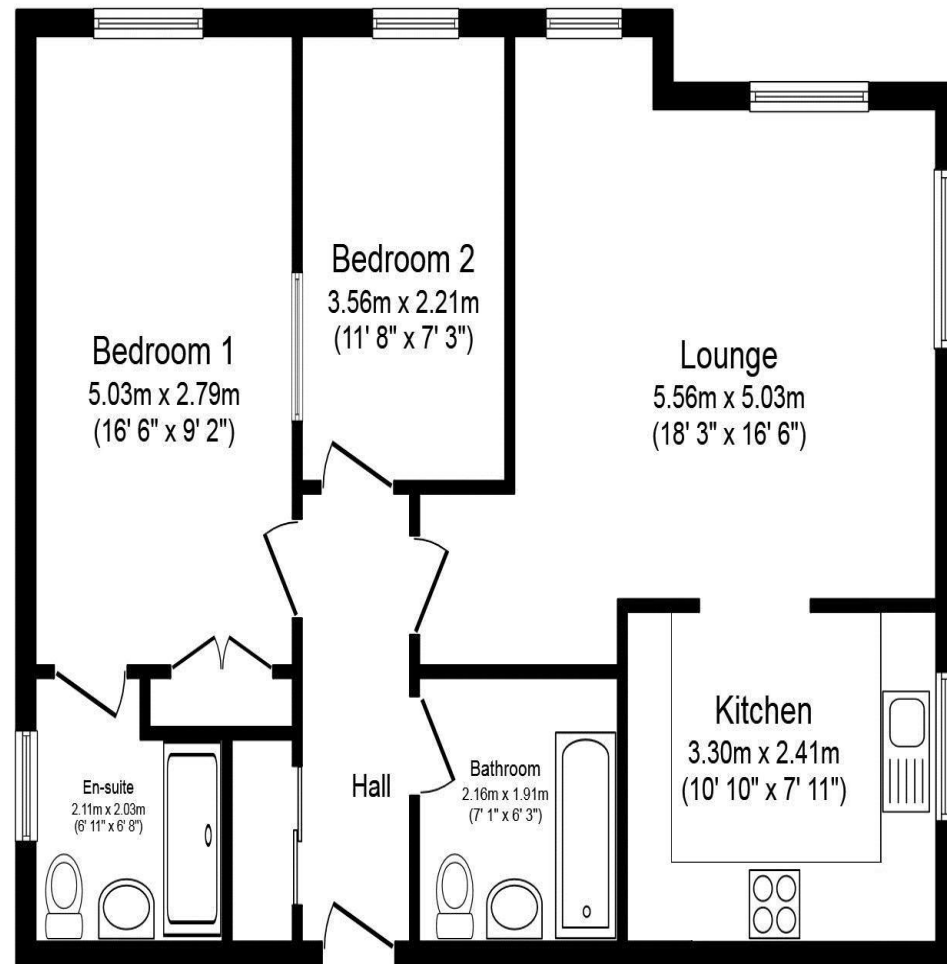


Cherry Tree Place, Corbins Lane Harrow HA2 8EL

Price Guide: Offers in Excess of £375,000



Floor Plan

Total floor area 69.0 sq.m. (743 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold - we have been advised there are 118 years remaining on the lease. 125 years from May 2016. Service charge is £1800 pa
Ground rent is £395 pa.
London Borough of Harrow
Council tax band C - £1,922.49
EPC =B

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this modern, two double bedroom, two bathroom, first floor purpose built flat. Cherry Tree Place is very conveniently positioned, only 0.4 miles to South Harrow's shopping facilities and transport links including the Piccadilly Line tube station. The property was built in 2016 and is fitted to a very high specification including underfloor heating and video entry phone. Other benefits include a master bedroom with en-suite, a modern fitted kitchen, a double aspect lounge, gas central heating, double glazed windows and an allocated parking space. The property is leasehold and has 118 years remaining on the lease.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- BUILT IN 2016
- MASTER BEDROOM WITH EN SUITE
- UNDERFLOOR HEATING THROUGHOUT
- ALLOCATED PARKING SPACE
- 118 YEARS REMAINING ON THE LEASE
- 0.4 MILES TO SOUTH HARROW TUBE

**Cherry Tree Place, Corbins Lane
Harrow
HA2 8EL**

Price Guide: Offers in Excess of £375,000



Accommodation

The accommodation briefly comprises a secure video entryphone operated communal entrance with stairs to all floors. The flat is located on the first floor. There is an entrance hallway with doors to a storage cupboard, two double bedrooms, the lounge and the family bathroom. The master bedroom has fitted wardrobes and an en-suite shower room. The en-suite comprises a walk in shower, wash hand basin and WC. The family bathroom comprises a bath, wash hand basin, WC and has part tiled walls and tiled flooring. The spacious double aspect lounge has a square arch to the kitchen. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. An integrated washer/ dryer, dishwasher and fridge/ freezer. The property has underfloor heating throughout. Outside the property is an allocated parking space.

