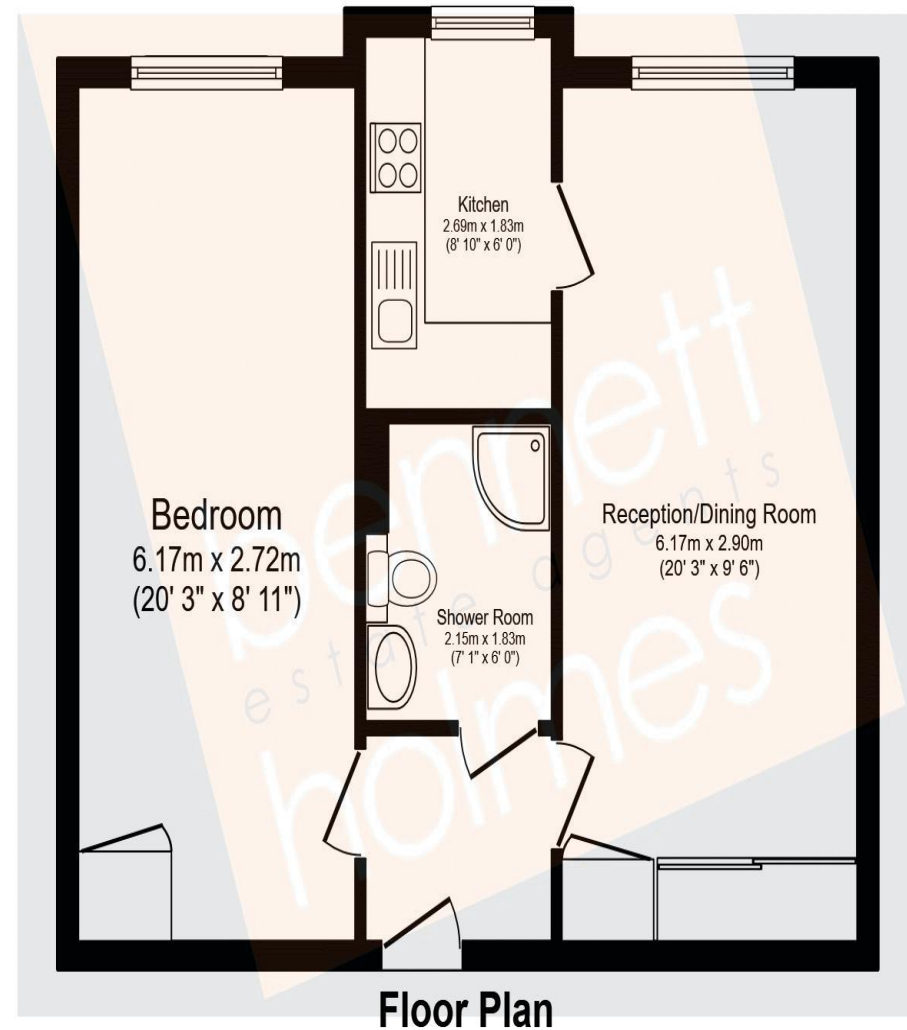


## Hartington Close Harrow HA1 3RR

Price Guide: £150,000



Total floor area 47.9 m<sup>2</sup> (515 sq.ft.) approx

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

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Leasehold - 89 years remaining  
Service charge £2,567 per annum  
Ground rent Peppercorn  
London Borough of Harrow  
Council Tax Band B  
Council Tax £1,683 per annum  
EPC =C

**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 delightful one bedroom top floor retirement flat suitable for purchasers over the age of 60, situated in the heart of Sudbury Hill. Located just off the High Street it is a short walk to the tube and Mainline Overground Station. The flat offers easy access to a range of amenities and transportation links and is situated in a well-maintained development designed specifically for retirees, with an onsite manager, 24 hour emergency assistance, lift and stairs to all floors and parking for residents.





- ONE DOUBLE BEDROOM FLAT
- OVER 60'S ONLY
- DOUBLE GLAZING
- ELECTRIC STORAGE HEATING
- COMMUNAL AREA FOR RESIDENTS
- RESIDENTS PARKING
- MODERN KITCHEN
- COMMUNAL GARDENS

**Hartington Close  
Harrow  
HA1 3RR**

**Price Guide: £150,000**



**Accommodation**

The communal entrance has stairs and a lift to all floors. On the ground floor there is a spacious communal lounge with open plan kitchen and access to the rear communal gardens. Located on the third floor the flat has accommodation briefly comprising an entrance lobby with doors to the shower room, bedroom and lounge. The lounge has rear aspect double glazed windows, fitted shelving units on one wall, a built in cupboard and a door to the kitchen. The modern fitted kitchen has a range of wall and base level units, an electric cooker point, plumbing for a washing machine and space for a fridge freezer. The shower room comprises a shower cubicle, WC and wash hand basin with vanity unit. The flat has modern wall mounted electric storage heaters throughout and there are emergency assistance pull chords in each room of the flat. Outside the property are landscaped communal gardens and communal residents parking.

