



ESTATE & LETTINGS AGENTS

Laurel Park, Harrow, HA3



FOR SALE £325,000. SHARE OF FREEHOLD

New instruction!!! This generously proportioned 2-bedroom ground floor purpose built flat makes an ideal purchase for a first-time buyer or buy-to-let investment. Located in ideal location within a short distance to the various transport and shopping facilities of Harrow and Wealdstone and Stanmore.

This property benefits from 2 good sized bedrooms, family bathroom, lounge, fitted kitchen and access to a communal garden. There is also parking available on a first come first serve basis.

- Ideal First Time Buyer or A Buy to Let Investment
- Share Of Freehold
- Immediate Viewing Advised
- Spacious Ground Floor 2 Bedroom Apartment
- Shared Communal Garden
- Parking

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Common Entrance:

Common entrance leading to the ground-floor apartment.

Hallway:

Entrance through door into hallway with laminated wood flooring, radiator, storage cupboard with shelves, entry phone system mounted on wall, leading to bedrooms 1 & 2, living room and bathroom.



Living Room:

4.37m x 3.24m (14'35 x 10'63)

Double glazed door and window to rear aspect, laminated wood flooring, radiator, power points and TV point and door to kitchen.



Kitchen:

3.07m x 2.37m (10'08 x 7'79)

Units to eye and base level, work top surfaces, double glazed window to rear aspect, tiled flooring, partly tiled walls, power points, wall mounted boiler, fitted stainless steel hob with extractor above, built in over and grill(NEFF).



Bedroom 1:

3.74m x 2.37m (12'29 x 9'10)

Double glazed window to rear aspect, laminated wood flooring, radiator, 2 x fitted wardrobes and power points.



Bedroom 2:

3.81m x 2.15m (12'52 x 7'08)

Double glazed windows to rear aspect, radiator, laminated wood flooring, storage cupboard and power points.



Bathroom:

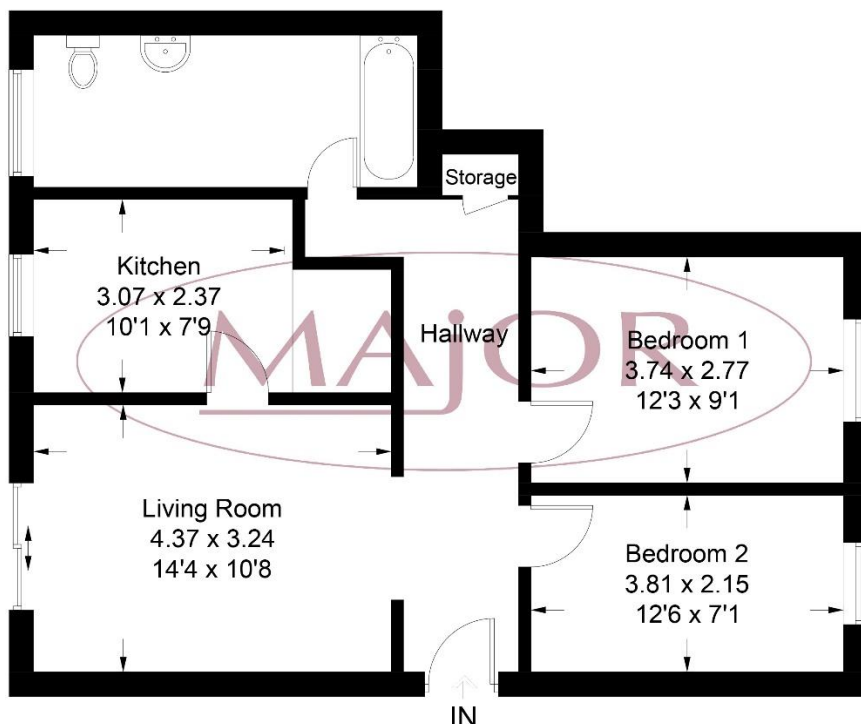
3-piece suite comprising of panel enclosed jacuzzi bath with mixer tap, shower unit, low level WC, hand wash basin with mixer taps, tiled flooring, extractor fan, tiled walls, and chrome electric heated towel rail.



Communal Garden:

Large communal garden.





Approximate Gross Internal Area = 64.2 sq m / 691 sq ft

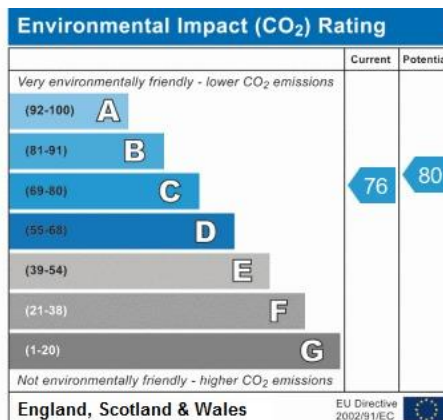
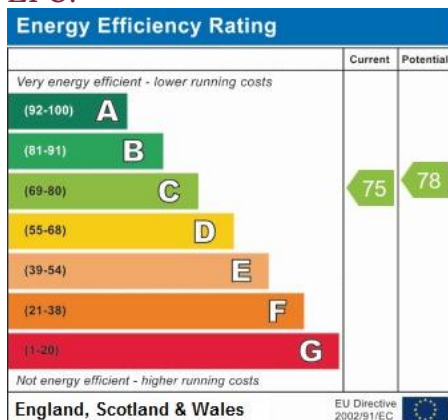
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID640653)

Lease: Share Of Freehold, 997 Years remaining

Service Charge: 100.00 per month (TBC)

Ground Rent: Nil (TBC)

EPC:



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BOROUGH: Borough of Harrow

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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