



Sandringham Court, Harrow, HA3



FOR SALE £299,950 Leasehold

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

Spacious Two-Bedroom First Floor Flat – Ideal for First-Time Buyers or Investors

Major Estates are delighted to present this charming and spacious purpose-built two double bedroom first floor flat. The property comprises an entrance hall, bright and airy living room, modern fitted kitchen, and bathroom/WC.

Additional benefits include:

- Double glazed windows
- Gas fired central heating
- Entry phone system
- Well-maintained communal gardens

The apartment is presented in good decorative order and boasts an exceptionally long lease of approximately **972 years remaining**, making it an excellent opportunity for both first-time buyers and investors alike. Conveniently located equidistant from **Rayners Lane** and **South Harrow** stations, the property offers easy access to multiple transport links, local shops, and amenities.

Early viewing is highly recommended.

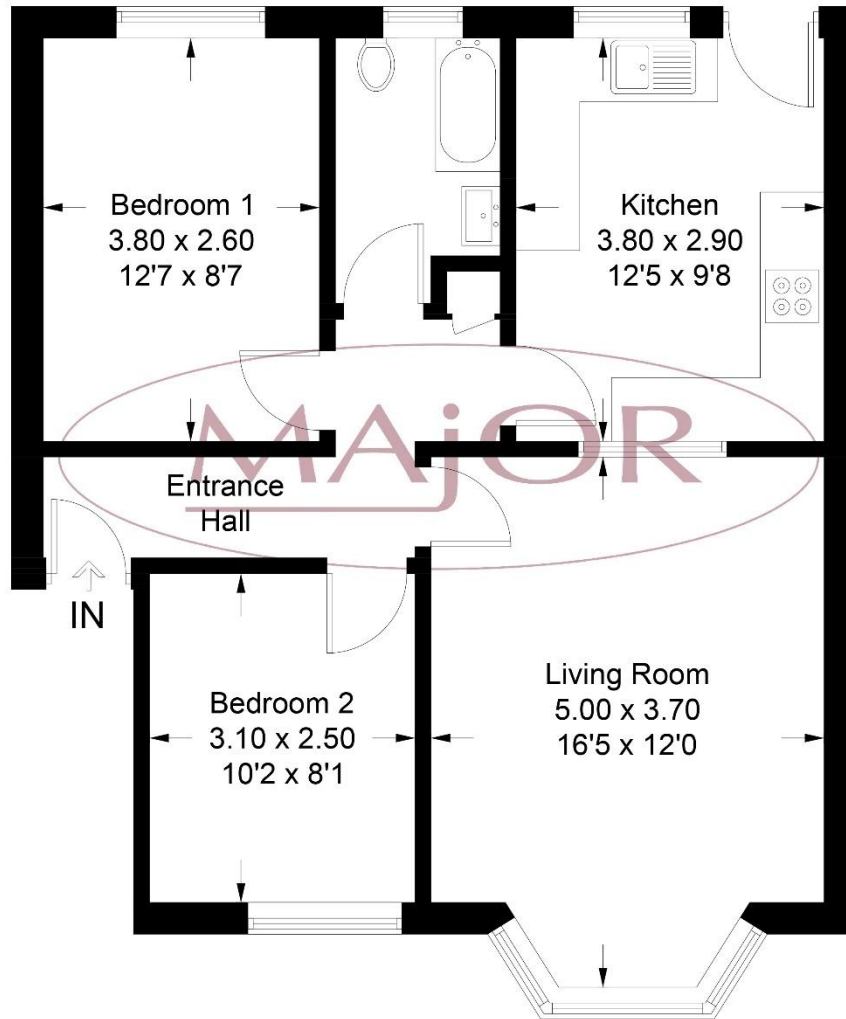
- **Tenure:** Leasehold
- **Lease Length:** 971 years long lease
- **Service Charge:** £1400 per annum
- **Ground Rent:** no ground rent
- **Local Authority:** London Borough of Harrow
- **Council Tax Band:** B
- **Energy Efficiency Rating:** C

This beautifully presented generous sized apartment is ideal for professionals, first time buyers, or investors seeking a well-connected location.



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Floor Plan



Approximate Gross Internal Area = 58.3 sq m / 627 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958491)

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (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  | |

Address:

Sandringham Court, HA2

Disclaimer

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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. Life assurance may be required. Written quotations available.

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.

