



ESTATE & LETTINGS AGENTS

Caulfield Gardens, Pinner, HA5



FOR SALE £300,000 Leasehold

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

Major Estates are delighted to offer a rare opportunity to purchase this top floor purpose-built apartment in the heart of Pinner. Offering spacious accommodation with stylish interiors and occupies a convenient location being moments away from shops and transport and benefiting from a very long lease and a few years remaining on the NHBC construction warranty. Entering through the secure communal entrance the flat comprises hallway with 2 storage cupboards/utility space, fantastic open plan living/dining room with the kitchen that has integrated fridge/freezer/washer/dryer/dishwasher, bedroom with fitted wardrobe and modern bathroom suite. Being one of the only few apartments that has a private square terrace/balcony which is perfect for sitting/dining outside in the summer months. With a long lease remaining this is a must-see property. Caulfield Gardens is a desirable, residential cul-de-sac located off of Pinner Hill Road. The property conveniently falls between Pinner and Northwood Hills extensive high streets offering a selection of cafes, restaurants, and shopping amenities. The Metropolitan line is easily accessible at Pinner Station which offers swift access into London, as well as many bus routes towards Harrow, Ruislip and Northwood. For the motorist the M1, M40 and M25 motorways are also accessible providing access to Central London and the Home Counties.

- Apartment
- 1 Bedroom
- Open Plan Living Room/Kitchen
- Integrated Appliances In Kitchen
- Balcony/Terrace Access
- Modern Bathroom Suite
- Top Floor
- Allocated Parking Space
- Video Entry Phone System
- Long Lease
- £163.00 Per Month Service Charge
- Located close to Pinner/Northwood Hill Underground
- Heart Of Pinner
- Spacious/Modern Décor
- Solar Panels
- Viewing Advised

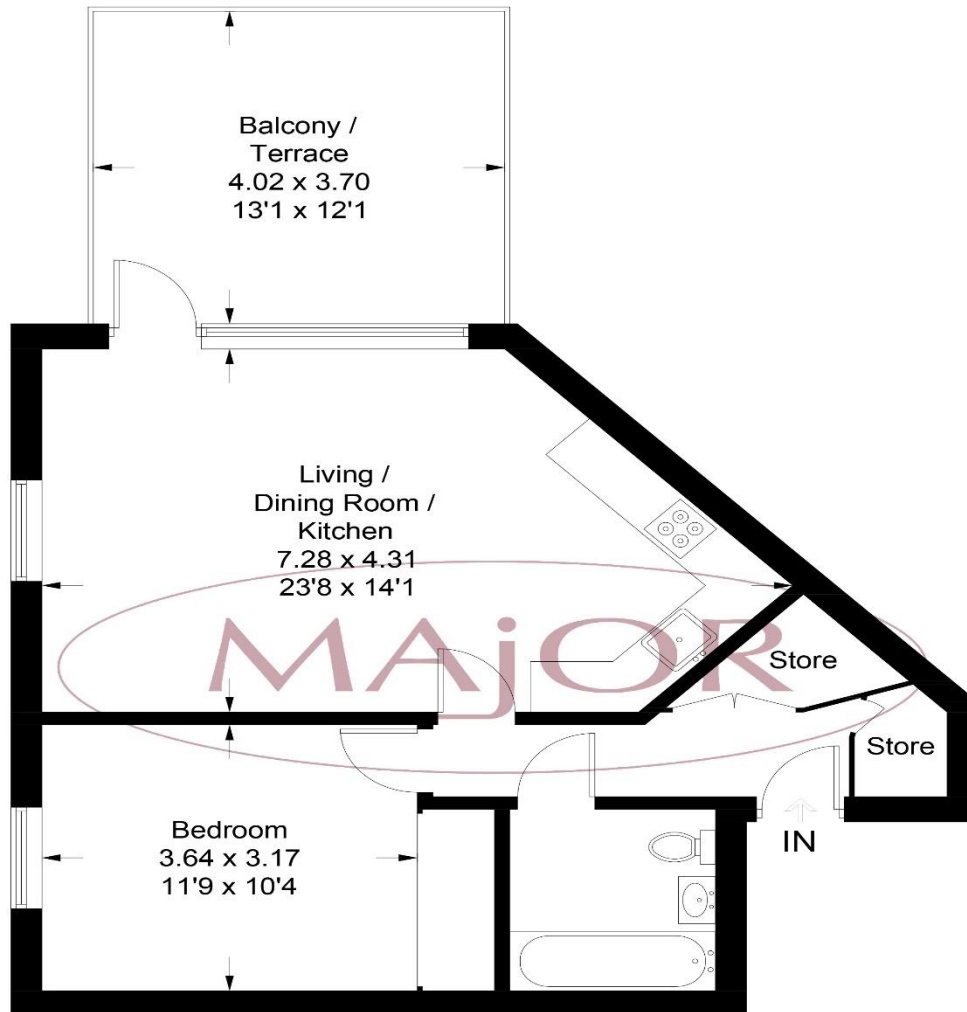


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Floor Plan



Approximate Gross Internal Area = 52.7 sq m / 567 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969462)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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. 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.

