



ESTATE & LETTINGS AGENTS

Quartz Court, Harrow, HA2



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

2 double bedroom 1st floor apartment in a modern purpose built block. Larger than average you enter the block through secure security door and then go up to the 1st floor where from the hallway you enter the open plan living room/kitchen which has a front aspect balcony, the kitchen includes gas hob with oven below and extractor above, integrated fridge freezer and range of units, master bedroom with fitted wardrobe and en-suite bathroom, 2nd double bedroom and family bathroom. Located within a short distance to Rayners Lane and South Harrow Underground station there are restaurants/shops nearby along with some 'Outstanding' rated schools.

- 2 Double Bedrooms
- Open Plan Living/Kitchen
- Balcony
- Fitted Kitchen with Gas Hob
- Gas Central Heating
- Double Glazed Windows
- Bathroom
- Fitted Wardrobe to Master Bedroom
- En Suite to Master Bedroom
- Long Lease (111 Years Remaining)
- Service Charge £154.00 per month
- 1st Floor
- Modern Building
- Close to Rayners Lane/South Harrow
- Chain Free
- Viewing Advised



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Floor Plan



Approximate Gross Internal Area = 62.2 sq m / 669 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID971226)

| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | 83 | 83 |
| (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.

