



ESTATE & LETTINGS AGENTS

Lowry Court, Artisan Place, Harrow, HA3



FOR SALE £385,000 - LEASEHOLD

A spacious bright 725 square foot two -bedroom apartment on the ground floor of a modern new well-maintained development with communal gardens and lift access.

Located on Artisan Road, Harrow, within walking distance from Harrow Wealdstone and with bus connections to numerous routes. This property is housed within a very secure new development and close to shopping amenities.

This bright, large, spacious apartment comprises of two large bedrooms (one en-suite), a spacious open plan living, dining and kitchen, private balcony, bathroom & W.C., storage cupboard, one allocated parking space and lift access.

- Modern spacious contemporary apartment
- Two large double bedrooms
- Communal Garden
- Open Plan Reception/Dining/Kitchen
- Lift Access
- Allocated parking
- CCTV Security

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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MAIN COMMUNAL ENTRANCE:

Secure UPVC Door with a camera entryphone system at street level opening and leading to bright modern foyer reception. Corridor leading to lifts and to the ground-floor apartment.



HALLWAY:

3.4m x 2.29m (11' 7" x 7' 8")

Front aspect hallway with wooden laminate flooring, storage cupboard housing, ventilation control unit, leading to bedrooms, family bathroom, and the open plan lounge, kitchen and diner.



OPEN PLAN LOUNGE, KITCHEN, DINER:

5.34m x 4.64m (17' 6" x 14' 6")

Bright, spacious rear aspect open plan modern lounge, kitchen & diner with UPVC double glazed window & double-glazed patio door opening to a balcony that overlooks the communal garden. The immaculately finished lounge has a radiator, power points, wooden laminate flooring, tv and telephone points.



The open plan modern fitted kitchen & diner consists of wall and base units with modern worktop, integrated electric hob, oven and fridge.



BALCONY

4.71m x 1.35m (15' 4" x 4' 4")

Rear aspect spacious balcony overlooking the large communal garden with manicured lawn.



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BEDROOM 1:

4.79m x 2.8m (15' 7" x 9' 1")

An immaculately decorated spacious double bedroom has access to the family bathroom from a second door. The front aspect bedroom has double glazed windows, radiator, carpeted floor and power points.



BEDROOM 2:

3.41m x 3.14m (11' 2" x 10' 3")

Front aspect bedroom with fitted double wardrobes, UPVC double glazed window, radiator, carpeted floor, and power points.



BATHROOM:

2.38m x 1.96m (7' 8" x 6' 4")

Modern 3-piece bathroom suite fully tiled. Bath tub with hand held shower, glass shower screen and curtain and rail, low level W/C, semi pedestal hand wash basin, and a chrome heated towel ladder radiator.



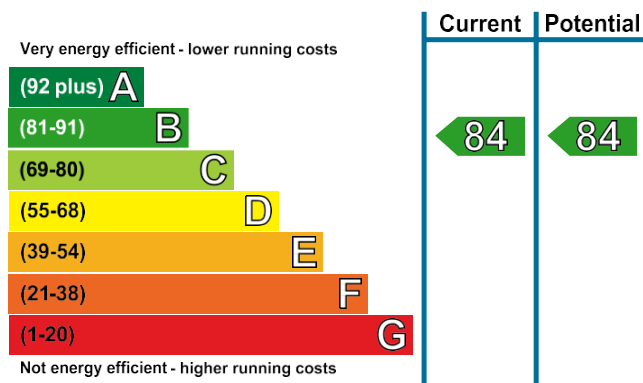
LEASE: This property benefits from a lease of 153 years remaining.

SERVICE CHARGE: Approximately £120 per month

GROUND RENT: Approximately £350 per annum

BOROUGH: Borough of Harrow

EPC:



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

