



ESTATE & LETTINGS AGENTS

Appelbee Court, Artisan Place, Harrow, HA3



FOR SALE £279,000 - LEASEHOLD

An ideal 1st time buyer, or a buy-to-let bright spacious one-bedroom apartment on the ground floor of a modern new well-maintained development with communal gardens and lift access.

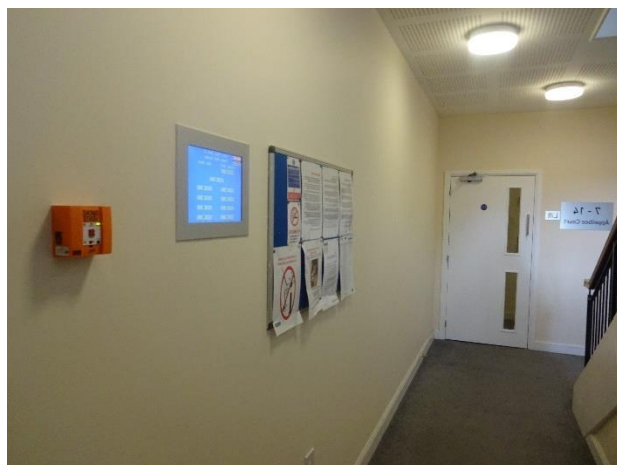
Located on Artisan Road, Harrow, within walking distance from Harrow Wealdstone and with bus connections to numerous routes. This property is housed within a very secure new development and close to shopping amenities. This spacious apartment comprises of one large bedroom, an open plan living, dining and kitchen, bathroom & W.C., storage cupboard, access to communal garden and lift access.

- Modern Spacious Contemporary Apartment
- One large double bedroom
- Long Lease
- Open Plan Reception/Dining/Kitchen
- Lift Access
- 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:

3.46m x 1.63m (11' 3" x 5' 3")

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

OPEN PLAN LOUNGE, KITCHEN, DINER:

6.96m x 5.25m (22' 8" x 17' 2")

Front aspect bright open plan modern lounge, kitchen & diner with UPVC double glazed window. 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.

BEDROOM 1:

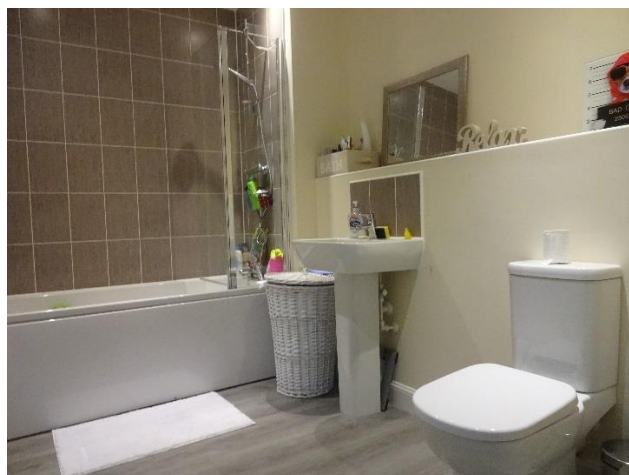
5.20m x 2.99m (17' 8" x 9' 8")

A spacious front aspect bedroom has double glazed windows, radiator, carpeted floor and power points.



BATHROOM:

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.



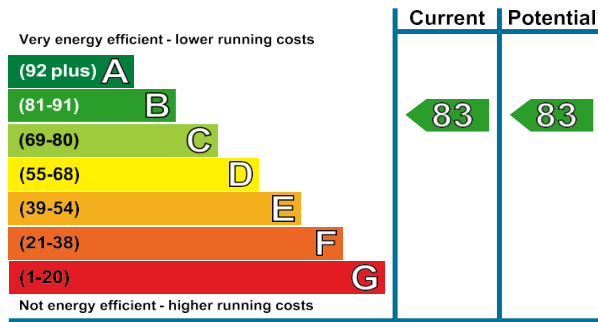
LEASE: This property benefits from a lease of 148 years remaining.

SERVICE CHARGE: Approximately £120 per month

GROUND RENT: Approximately £300 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

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

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