



ESTATE & LETTINGS AGENTS

Raglan Court, Empire Way, Wembley Harrow, HA9



FOR SALE £329,000 – LEASEHOLD

This purpose-built two-bedroom apartment is situated in a prime location opposite Wembley Arena, Wembley Conference Centre, Wembley Stadium.

The ground floor property consists of two bedrooms, reception, a fitted kitchen, bathroom/WC, with double glazing, central heating and a communal garden. It is conveniently located close to the newly developed Wembley Stadium Outlet Mall, local shopping amenities, public transport, and local schools.

The property is presently tenanted for £1250 pcm therefore an ideal investment as a buy-to-let, or the flat can be purchased as vacant possession. There is no upper chain.

- Two Bedrooms
- Lounge/Diner
- Communal Garden
- Prime Location Opposite Wembley Stadium/Arena
- Bathroom/W.C.

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

Entryphone system.

LOUNGE:

3.88m x 3.99m (12' 08" x 13' 01").

Through lounge with side aspect double glazed window, laminate flooring, T.V. point & power points.



KITCHEN:

3.35m x 2.61m (11' 0" x 8' 09")

Rear aspect double glazed window, gas central heating, laminate flooring, partly tiled, fitted kitchen, combi boiler, mixer tapped with stainless steel sink, space for oven, washing machine / fridge freezer.



BEDROOM 1:

3.55m x 4.24m (11' 08" x 13' 11")

Front aspect double glazed window, gas central heating, carpet flooring and power points.



BEDROOM 2:

3.364m x 2.70m (11' 0" x 8' 10")

Rear aspect double glazed window, gas central heating, carpet flooring and power points.



BATHROOM:

Bathroom / WC: Rear side aspect window, radiator, tiled flooring, 3-piece suite/shower, low level WC, fully tiled, single basin.



COMMUNAL GARDENS:



LEASE:

Over 90 years

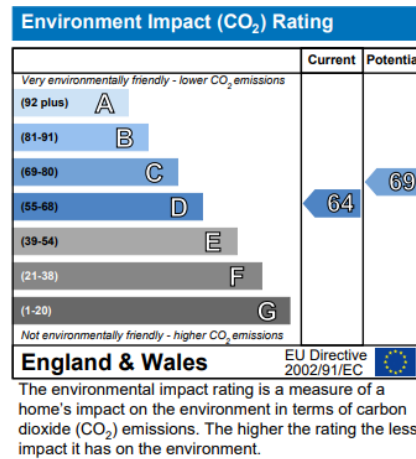
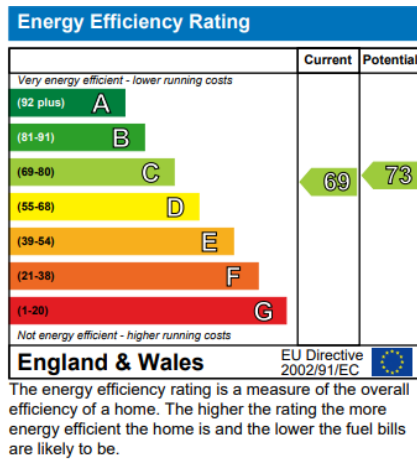
LOCAL AUTHORITY:

London borough of Brent.

SERVICE & GROUND RENT CHARGES:

Service charges + Ground Rent + Water Rates = £1800 per annum approximately

EPC:



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

