



ESTATE & LETTINGS AGENTS

9 Lomond Court, Harrow Weald, HA3



FOR SALE £325,000 LEASEHOLD

Majors are pleased to present a charming spacious two-bedroom, second floor flat comprising of entrance hall, lounge / diner, fitted kitchen, bathroom / WC, is well maintained and features include double glazing, gas fired central heating, entry phone system and communal garden. The property is in good decorative order and immediate viewing is recommended.

This peaceful flat is approximately Seven minutes walking distance from Harrow and Wealdstone Station, together with other transport facilities and shopping amenities.

- Two Double Bedrooms
- Fitted Kitchen
- Bathroom/ WC
- Communal Garden
- Lounge
- Gas Central heating
- Double Glazed windows
- Dining room
- Entry Phone System

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

MAIN COMMUNAL ENTRANCE:

Double Glazed door with an entryphone system at street level opening and leading to stairs to the second-floor apartment.

FLAT ENTRANCE HALLWAY:

5.58m x 1.11m (18' 3" x 3' 6")

Front aspect hallway with laminate flooring, storage cupboard housing fuse box, leading to bedroom 1, bedroom 2, family bathroom, lounge, kitchen and diner.



LOUNGE:

4.39m x 4.27m (14' 4" x 14')

Bright rear aspect separate modern built with UPVC double glazed window. The spacious lounge has a radiator, storage cupboard housing, power points, wooden laminate flooring, tv and telephone points.



KITCHEN, DINER:

2.45m x 3.54m (8' x 11' 6")

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



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BEDROOM 1:

3.65m x 2.96m (11' 9" x 9' 7")

A bright spacious double bedroom with fitted double wardrobes, UPVC double glazed window, radiator, neutral carpeted, and power points.



BEDROOM 2:

2.63m x 2.36m (8' 6" x 7' 7")

The second double bedroom adjacent to the First double bedroom with fitted double wardrobes, UPVC double glazed window, radiator, neutral carpeted, and power points.



FAMILY BATHROOM:

2.15m x 2.15m (7' 5" x 7' 5")

Modern 3-piece bathroom suite partly tiled. Bath tub with hand held shower 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 115 years remaining.

SERVICE CHARGE: Approximately £100 per month

GROUND RENT & RENT: Approximately £200 per annum

BOROUGH: Borough of Harrow

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