



ESTATE & LETTINGS AGENTS

Monarchs Court, Harrow, HA2



FOR SALE £374,950 LEASEHOLD

New to the market is this 2 bedroom/2 bathroom purpose built luxury first floor apartment. The property is in good condition throughout and has the added benefit of having a recently fitted kitchen. The property is conveniently located for Rayner's Lane shopping and transport facilities which include the Underground station (Metropolitan and Piccadilly Line). The property briefly comprises entrance hallway, open plan kitchen/living room with access to private balcony, 2 bedroom's with the main bedroom having a En-Suite shower and main bathroom.

Other benefits include secure entry phone system, allocated parking space, gas central heating and double glazed windows.

- Long Lease
- Allocated Parking
- Entry Phone System
- 2 Bedrooms
- 2 Bathrooms
- Recently Fitted Kitchen

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

ENTRANCE:

Through wooden front door leading into hallway.

HALLWAY:

Laminated wood flooring, radiator, door to storage cupboard, wall mounted entry phone system and doors to bedrooms, bathroom and living room/kitchen.

OPEN PLAN KITCHEN/RECEPTION

6.63m x 5.18m x 2.06m (21' 76" x 17' 01 x 6'77")

Reception Area:

Laminated wood flooring, double glazed window to front aspect, double glazed door to balcony, power points, telephone point and TV point.



Kitchen Area:

Laminated wood flooring, partly tiled walls, stainless steel sink unit with mixer tap, integrated washing machine/Dishwasher/Fridge-Freezer/Microwave, units to eye and base level, fitted gas hob with oven below and extractor above and Quartz worktops.



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BEDROOM 1:

3.47m x 3.11m (11' 39" x 10' 20")

Double glazed window to rear aspect, radiator, fitted wardrobe, carpeted flooring, power points and door to En-Suite.



En-Suite:

Double glazed window to side aspect, laminated wood flooring, radiator, low level WC, partly tiles walls, sink with mixer tap and shower enclosure.



BEDROOM 2:

3.40m x 2.27m (11' 16" x 7' 47")

Double glazed window to rear aspect, radiator, fitted wardrobe, carpeted flooring and power points.

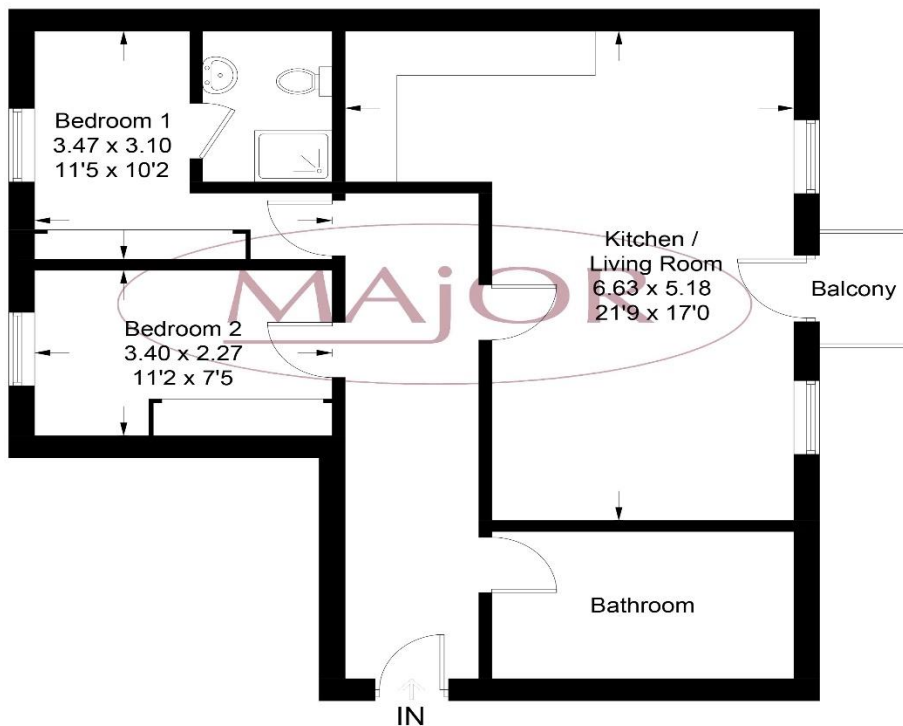


BATHROOM:

Vinyl flooring, radiator, panel enclosed bath tub with mixer tap and shower attachment, low level WC, sink unit with mixer tap, partly tiled walls and extractor fan.



ALLOCATED PARKING:
One allocated parking space.



Approximate Gross Internal Area = 65.8 sq m / 708 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID652282)

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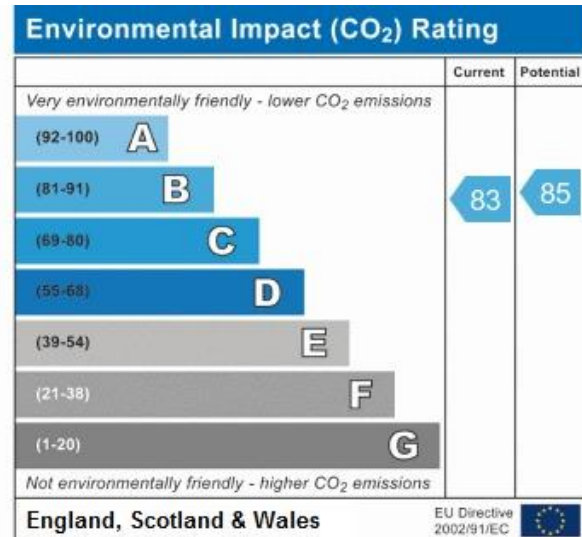
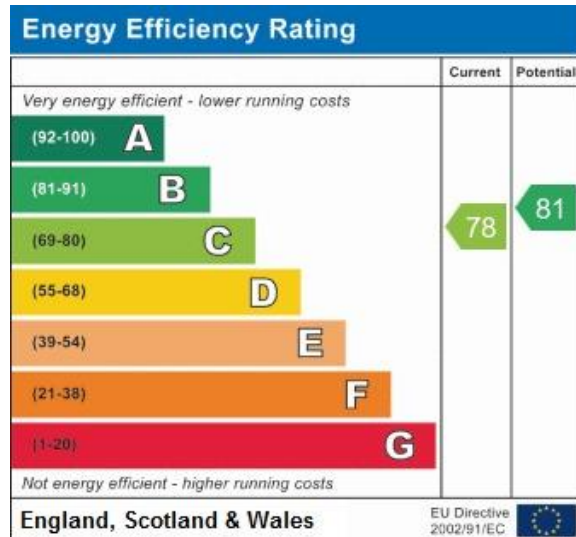
Lease: 111 Years Remaining

Service Charge: £125.00 per month (TBC)

Ground Rent: £250.00 per year

NB: In accordance with Section 21 of the Estate Agent Act 1979, we declare there is a personal interest in the sale of this property.

EPC:



Address:
Monarchs Court, HA2

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.



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