

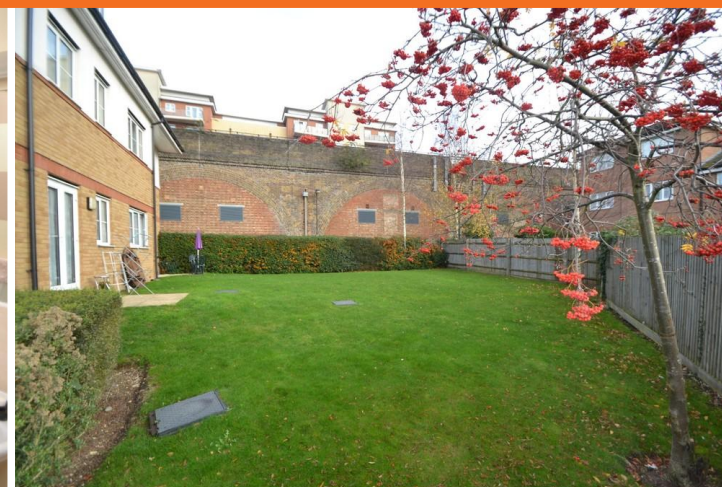


## Churchill Court | Roxeth Green Avenue | Harrow | HA2 8BA

David Conway are delighted to offer for sale this modern 1 bedroom ground floor flat with entryphone system, allocated parking, double glazing, gas central heating, close to south Harrows shops, buses and Piccadilly line tube

Asking Price Of £249,950

Leasehold



- 1 BEDROOM GROUND FLOOR FLAT
- MODERN FLAT BUILT IN 2003
- ENTRYPHONE SYSTEM
- 10'03 18'05 LOUNGE
- 6'6 X 9'11 KITCHEN
- 12'10 X 10'11 BEDROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED
- COMMUNAL GARDEN
- ALLOCATED PARKING
- 0.4 MILES TO SOUTH HARROW TUBE & SHOPS

## Property Description

### ENTRANCE

Entryphone system

### HALLWAY

Coved ceiling, doors to :-

### RECEPTION ROOM

10' 03" x 18' 05" (3.12m x 5.61m) Upvc double glazed window, coved ceiling, radiator, upvc double glazed doors to garden.

### KITCHEN

6' 6" x 9' 11" (1.98m x 3.02m) Range of wall and matching base units with laminated worktops over, inset stainless steel double drainer sink unit with monobloc mixer taps, washing machine, built under over with gas hob and extractor over, fridge freezer, wall mounted combination boiler, part tiled walls, tiled floor, radiator.

### BEDROOM

12' 10" x 10' 11" (3.91m x 3.33m) Upvc double glazed window, radiator.

### BATHROOM

Modern white suite comprising of acrylic panelled bath with mixer taps with waterfall shower unit over, pedestal hand basin with cupboard under, low level wc, part tiled walls and tiled floor, double glazed window.

### COMMUNAL GARDEN

### ALLOCATED PARKING

LEASE APPROX 110 YEARS

GROUND RENT £150 PER ANNUM

CURRENT SERVICE CHARGE £840 PER ANNUM



## Tenure

Leasehold

## Council Tax Band

C - £1359 per annum

## Viewing Arrangements

Strictly by appointment

## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





# EPC Chart To Follow