



MACMILLAN COURT, RAYNERS LANE, HARROW

£89,950

**** NO UPPER CHAIN DELAYS **** A spacious and well maintained one bedroom first floor, warden assisted retirement flat for the over 60's only, conveniently located within 0.1 miles from Rayners Lane Metropolitan/Piccadilly Line station and shops. Further benefits include modern fitted open plan kitchen, bay fronted living room, warden alert cords in each room, double bedroom, double glazing, stairs & lift to all upper floors, security entry phone system, CCTV, well maintained communal grounds, residents & visitors parking.

- ONE BEDROOM FIRST FLOOR FLAT
- WELL MAINTAINED THROUGHOUT
- WARDEN ASSISTED
- AGED OVER 60'S ONLY
- RESIDENTS AND VISITORS PARKING
- SECURE PHONE ENTRY SYSTEM
- WARDEN ALERT CORDS IN EACH ROOM
- LIFT AND STAIRS TO ALL FLOORS
- CLOSE TO AMENITIES
- NO UPPER CHAIN DELAYS

Ground Floor

Communal Entrance

Communal entrance with secure phone entry system, wardens office, stairs and lift to all upper floors.

First Floor

Hallway

Entrance into hallway via front aspect door, wall mounted phone entry system, warden pull cord, airing/storage cupboard.

Living Room

17' 2" into bay x 11' 3" (5.23m x 3.43m) Rear aspect double glazed windows into bay, warden pull cord, electric storage heater, TV aerial, phone point, power points, carpeted flooring.

Kitchen

11' 3" x 6' 5" (3.43m x 1.96m) Range of wall and base level units with roll top work surfaces, single sink with drainer, electric hob with overhead extractor fan and oven below, integrated fridge/freezer, plumbed for washing machine, part tiled walls, power points, lino flooring.

Bedroom

10' 10" x 10' 4" (3.30m x 3.15m) Rear aspect double glazed window, warden pull cord, built in storage cupboard/wardrobe, electric storage heater, power points, carpeted flooring.

Shower Room

6' 5" x 6' 2" (1.96m x 1.88m) Walk in shower with wall mounted shower and attachment, low level W/C, pedestal hand wash basin, extractor fan, electric wall mounted heater, heated electric towel rail, tiled walls, tiled flooring.

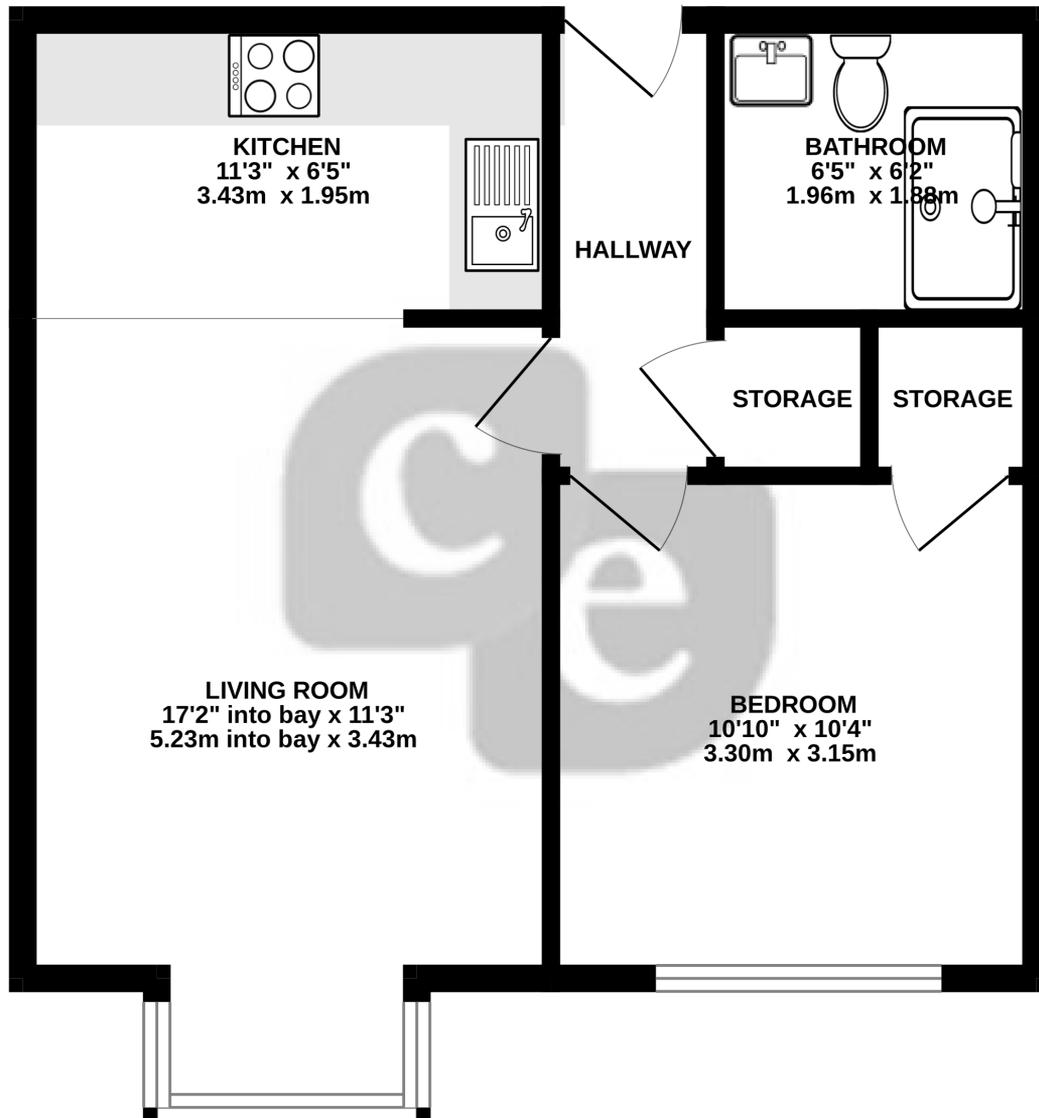
Outside

Communal Grounds and Residents Parking.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

FIRST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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