



Woodcock Court, Woodcock Hill, Harrow, HA3 0PN

£95,000 Leasehold

- First Floor One Bedroom RETIREMENT Flat
- New 99 year lease on purchase
- Convenient for Preston Road
- House Manager, Residents' Lounge, Laundry Room, Lifts
- Communal Grounds & Parking
- EPC Rating C



A First Floor One Bedroom RETIREMENT Flat in this popular purpose built development overlooking the courtyard, convenient for Preston Road's transport & shopping facilities. House Manager, Residents' Lounge, Laundry Facilities, Lifts, Guest Suite, Communal Grounds & Parking. New 99 year lease on purchase (purchasers should be at least 60 years of age). Viewing through Sole Agents.

Communal Entrance

Entryphone, hallway with access to Manager's Office, Laundry, Lifts and Communal Lounge.

FIRST FLOOR ONE BEDROOM FLAT

Entrance Hall

Two fitted cupboards.

Lounge

18' 0" x 10' 0" (5.49m x 3.05m) Electric radiator, fireplace, double glazed windows, open plan entrance to Kitchen:

Kitchen

9' 6" x 5' 5" (2.90m x 1.65m) Fitted wall and base units, stainless steel sink & single drainer, extractor, plumbed for washing machine, tiled walls, laminate flooring, double glazed window.

One Bedroom

12' 2" x 10' 1" (3.71m x 3.07m) Fitted cupboard, electric radiator, double glazed window.

Tiled Bathroom

Panelled bath, pedestal wash hand basin, wc, walls tiled.

Communal Grounds & Parking

Well kept gardens, with centre courtyard with walkways and seating. Parking to the front & side.

Long Lease

We understand that a new 99 year lease is granted on purchase.

Service Charges £796. 89 quarterly (£3,188 per annum, or option £265. 63p monthly) To Be Confirmed.

Additional Information

Council Tax Band C.

London Borough of Brent

Broadband: Basic 16 Mbps, Superfast 80Mbps.

Mobile: EE & 02.

Satellite/Fibre: TV availability BT & Sky.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	