



CHICHESTER COURT, KINGS ROAD, HARROW

£219,950

**** SHARE OF FREEHOLD **** A spacious top floor studio flat conveniently located 0.4 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property would make an ideal first time purchase or buy to let investment. The accommodation briefly comprises hallway, open plan living room/bedroom/kitchen and separate bathroom. Further benefits include eaves storage fitted wardrobe, economy 7 heating, phone entry system, residents off street parking, guest parking bay, communal garden, share of freehold with a 125 year lease and no onward chain.

- TOP FLOOR STUDIO
- SHARE OF FREEHOLD
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- NO ONWARD CHAIN
- OFF STREET PARKING FOR RESIDENTS
- GUEST PARKING
- COMMUNAL GARDEN
- PHONE ENTRY SYSTEM
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS

Ground Floor



Communal Entrance

Entrance via front aspect door, wall mounted intercom, stairs to second floor.

Second Floor

Hallway

Side aspect door into hallway.

Living Room/Bedroom/Kitchen

18' 9" max x 13' 6" max (5.71m x 4.11m) Rear aspect window, side aspect Velux window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated electric hob with overhead extractor fan and oven below, plumbed for washing machine, space for undercounter fridge/freezer, part tiled walls, power points, eaves storage, fitted wardrobe, wall mounted economy 7 storage heater, part carpet/lino flooring.

Bathroom

9' 3" max x 8' 5" max (2.82m x 2.57m) Front aspect frosted Velux window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, cupboard housing hot water tank, shaving point, extractor fan, part tiled walls.

Outside

Communal Gardens

Well maintained communal front and rear gardens, bin storage area, guest parking bay.

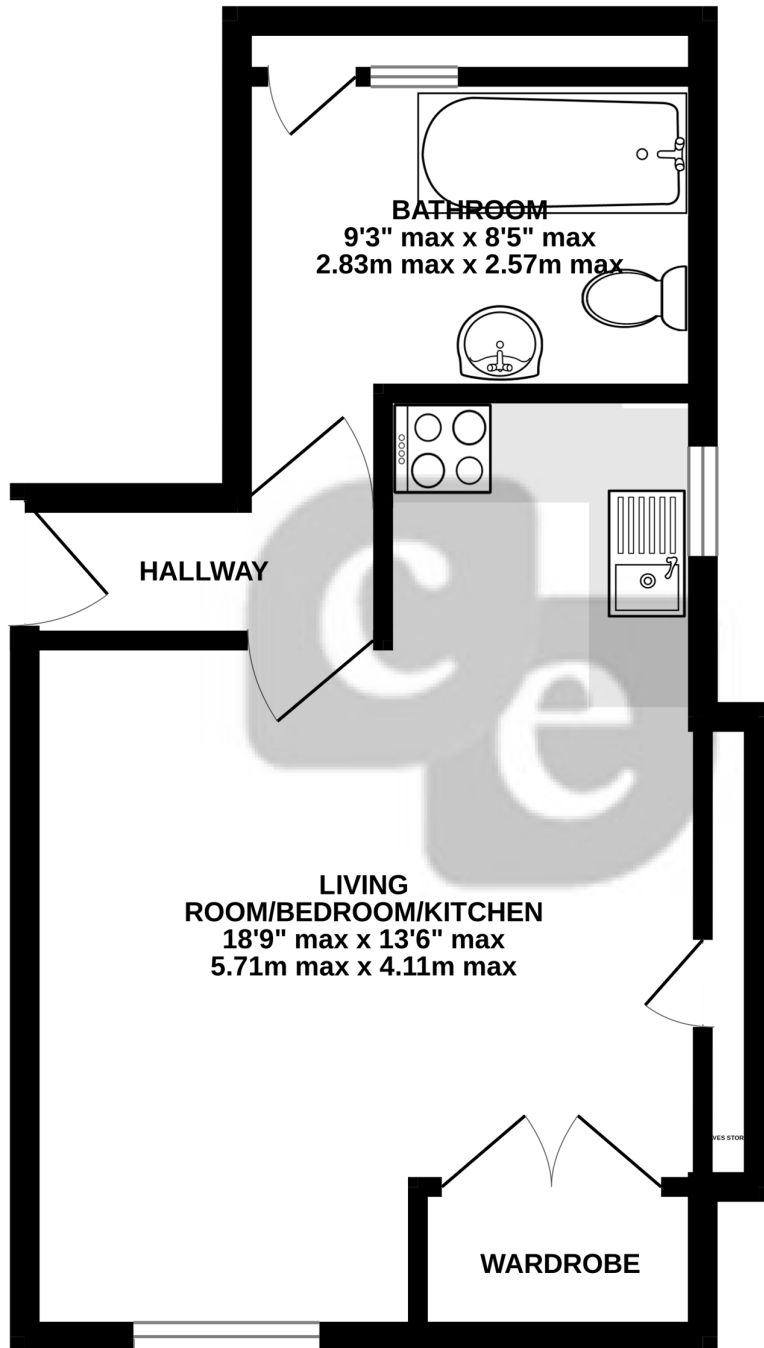
Residents Car Park

Communal off street parking in residents car park.



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.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 323 sq.ft. (30.0 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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