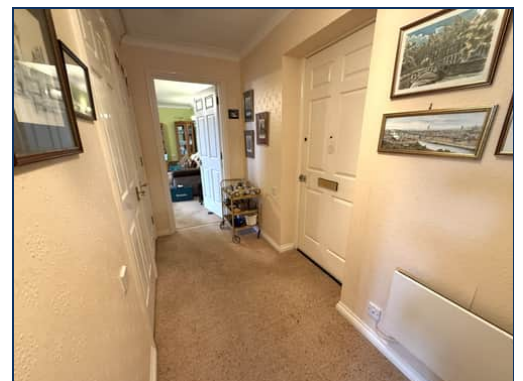




Woodcock Court, Woodcock Hill, Harrow, HA3 0PN

£115,000 Leasehold

- Second Floor One Bedroom RETIREMENT Flat
- Convenient for Preston Road's transport & shops
- Purchases should be at least 60 years of age
- New 99 year lease on purchase
- House Manager, Residents Lounge, Laundry, Lifts
- Lounge
- Fitted Kitchen
- Modern Wet Room / WC
- Communal Gardens & Parking
- EPC Rating C



A Second Floor One Bedroom RETIREMENT Flat in this popular development, convenient for Preston Road's amenities. Purchasers should be at least 60 years of age, new 99 year lease granted on purchase. House Manager, Residents' Lounge, Laundry, Lifts. Communal Grounds & Parking. This second floor flat benefits Lounge, Fitted Kitchen, One Bedroom, Modern Wet Room / WC. KEYS with Sole Agents

Communal Entrance

Entryphone, hallway to Manager's Office, Laundry, Residents' Lounge, Lifts.

Second Floor Flat Entrance Hall

Fitted cupboards, electric wall heater

Lounge

16' 2" x 14' 10" (4.93m x 4.52m) Electric wall heater, eaves storage, archway to Kitchen, window overlooking courtyard garden.

Fitted Kitchen

7' 8" x 6' 10" (2.34m x 2.08m) Fitted wall and base units with tiled splashbacks, single drainer stainless steel sink, plumbed for washing machine, laminate flooring, skylight window.

One Bedroom

15' 11" x 11' 10" (4.85m x 3.61m) max. Fitted cupboards, electric wall radiator, eaves storage, window.

Modern Tiled Wet Room

6' 3" x 4' 11" (1.91m x 1.50m) Walk-in shower, pedestal wash hand basin, wc, radiator, walls tiled.

Communal Grounds & Parking

Well kept communal gardens, with shaded seating areas and courtyard. Parking.

Lease

We understand a new 99 year lease is granted on purchase. Purchasers should be at least 60 years of age. Service Charges £3,188 per annum (tbc). Ground Rent to be advised.

Additional Information

Council Tax Band C. £1,710. 62p per annum to London Borough of Brent.

Mobile Coverage: EE 02 Three Vodafone

Broadband: Super-fast 80 Mbps

Satellite/Fibre TV Availability.

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	74	78
(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	