



## JEM PATTERSON COURT, HARTINGTON CLOSE, HARROW

### £120,000

**\*\* NO ONWARD CHAIN \*\*** A spacious and well maintained one double bedroom, purpose built, second floor warden assisted retirement flat for the over 60's conveniently located just a short distance from Sudbury Hill's range of shops, Sudbury Hill Piccadilly Line (Zone 4) station and Sudbury Hill Harrow Chiltern Line station. The property briefly comprises spacious living room, kitchen, bathroom, and bedroom with built in wardrobe and cupboard. Further benefits include double glazing, electric heating, resident's lounge, kitchen, and laundry room, beautifully maintained and extensive communal gardens with laid to lawn and patio areas, and a car park for residents and visitors.

- ONE BEDROOM SECOND FLOOR RETIREMENT FLAT
- AN EXCLUSIVE DEVELOPMENT FOR THE OVER 60'S
- SPACIOUS LIVING ROOM AND BEDROOM
- WELL MAINTAINED THROUGHOUT
- BUILT IN STORAGE
- 24HR EMERGENCY CALL SYSTEM
- LIFT TO ALL FLOORS
- CLOSE TO SHOPS AND PUBLIC TRANSPORT
- SECURE ENTRY SYSTEM
- RESIDENTS AND VISITORS PARKING
- COMMUNAL LOUNGE, KITCHEN, LAUNDRY ROOM AND GARDENS
- NO ONWARD CHAIN

## Ground Floor

### Communal Entrance

Communal entrance via front aspect door, wall mounted intercom, fob entry system, stairs and lift to all floors.

## Second Floor

### Hallway

Entrance into hallway via front aspect door, wall mounted community care pull cord, wall mounted phone entry system, carpeted flooring.

### Living Room

20' 3" x 9' 5" (6.17m x 2.87m) Rear aspect double glazed window, community care pull cord, wall mounted electric heater, power points, TV aerial, phone point, cupboard housing wall mounted electric meter, carpeted flooring.

### Kitchen

8' 9" x 6' 7" (2.67m x 2.01m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, electric hob with oven below, plumbed for washing machine, space for fridge/freezer, part tiled walls, power points, lino tile effect flooring, spot lighting, community care pull cord.

### Bedroom

18' 2" x 8' 9" (5.54m x 2.67m) Rear aspect double glazed window, cupboard with shelving housing hot water tank, built in wardrobe, wall mounted electric heater, power points, phone point, community care pull cord, carpeted flooring.

## Bathroom

6' 9" x 6' 0" (2.06m x 1.83m) Low level W/C, vanity hand wash basin, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with controls, wall mounted medicine cabinet, wall mounted electric heater, community care pull cord, extractor fan, part tiled walls, lino flooring.

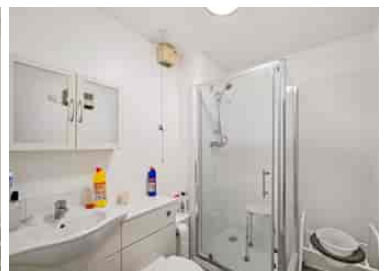
## Outside

### Communal Grounds

Beautifully maintained and extensive communal gardens with laid to lawn and patio areas.

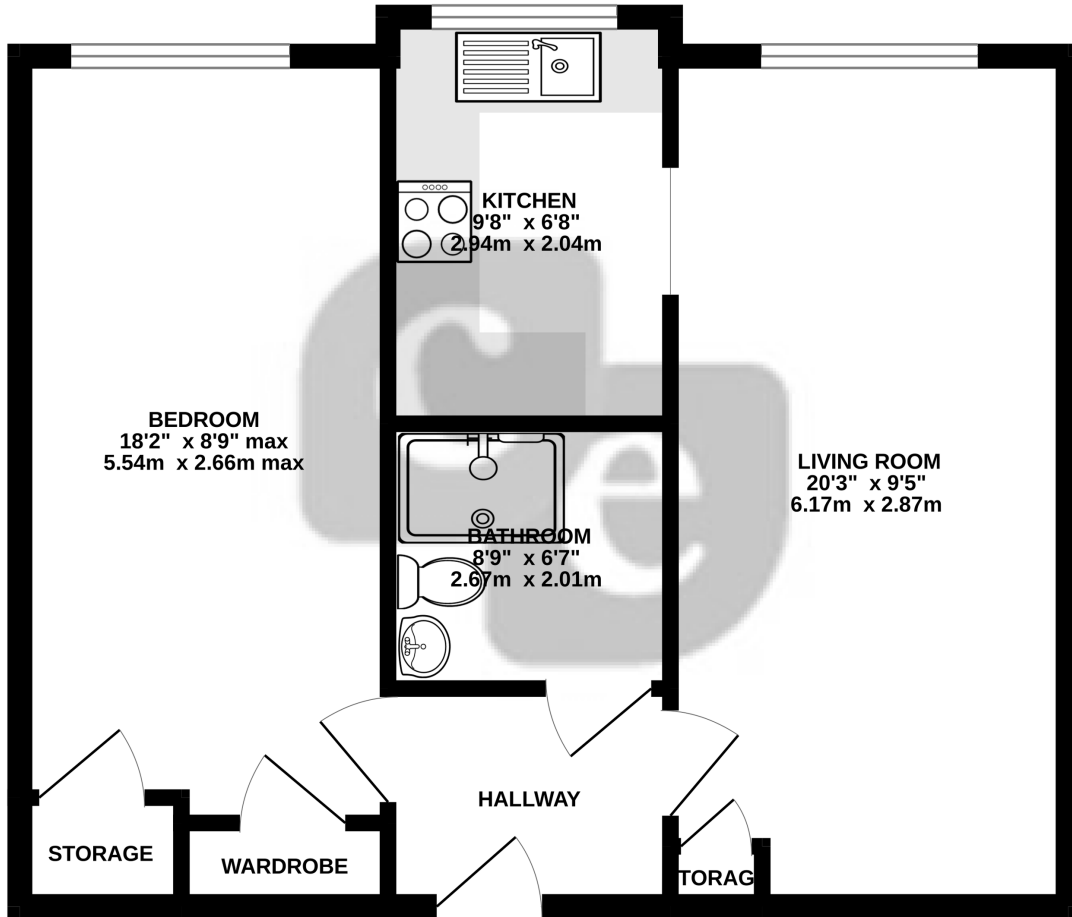
### Parking

Car park for residents and visitors.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**GROUND FLOOR**  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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