



## THE TURRET, RAYNERS LANE, HARROW

### £180,000

**\*\* IDEAL PURCHASE FOR FIRST TIME BUYERS OR INVESTORS \*\*** A spacious and well maintained, first floor purpose built studio apartment conveniently located 0.1 miles from Rayners Lane Metropolitan/ Piccadilly Line station. The property briefly comprises, communal entrance with security entry phone system, staircase to all floors, entrance hallway leading to a bright studio room, doubling up as the living room and bedroom, open plan modern fitted kitchen and three piece shower room. The apartment offers plenty of storage space, and would appeal to either first time buyers or investors, with an anticipated rental income of circa £1200 per calendar month. Further benefits include new central heating boiler, no upper chain and 106 year lease remaining.

- PURPOSE BUILT FIRST FLOOR STUDIO FLAT
- WELL PRESENTED THROUGHOUT
- SPACIOUS LIVING/STUDIO ROOM
- OPEN PLAN MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- NEWLY FITTED BOILER
- 106 YEAR LEASE REMAINING
- CONVENIENLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Communal Entrance

Communal entrance via rear aspect door, secure entry system, stairs to all floors.

### First Floor

#### Hallway

Entrance into hallway via rear aspect door, carpeted flooring, spot lighting, storage cupboard housing wall mounted boiler.

#### Living Room/ Kitchen/ Bedroom

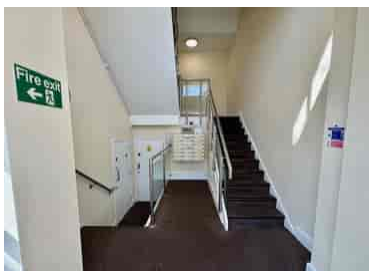
19' 5" x 10' 10" (5.92m x 3.30m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, plumbed for washing machine/dryer, space for undercounter fridge/freezer, radiator, power points, phone point, TV aerial, fitted storage cupboard, wall mounted phone entry system, spot lighting, laminate flooring.

#### Shower Room

7' 6" max x 4' 3" max (2.29m x 1.30m) Low level W/C, wall mounted hand wash basin with mixer tap and tiled splash back, shower cubicle with sliding glass shower door, wall mounted shower with attachment, fully tiled surround, wall mounted mirror fronted medicine cabinet, shaving point, radiator, extractor fan, spot lighting, laminate flooring.

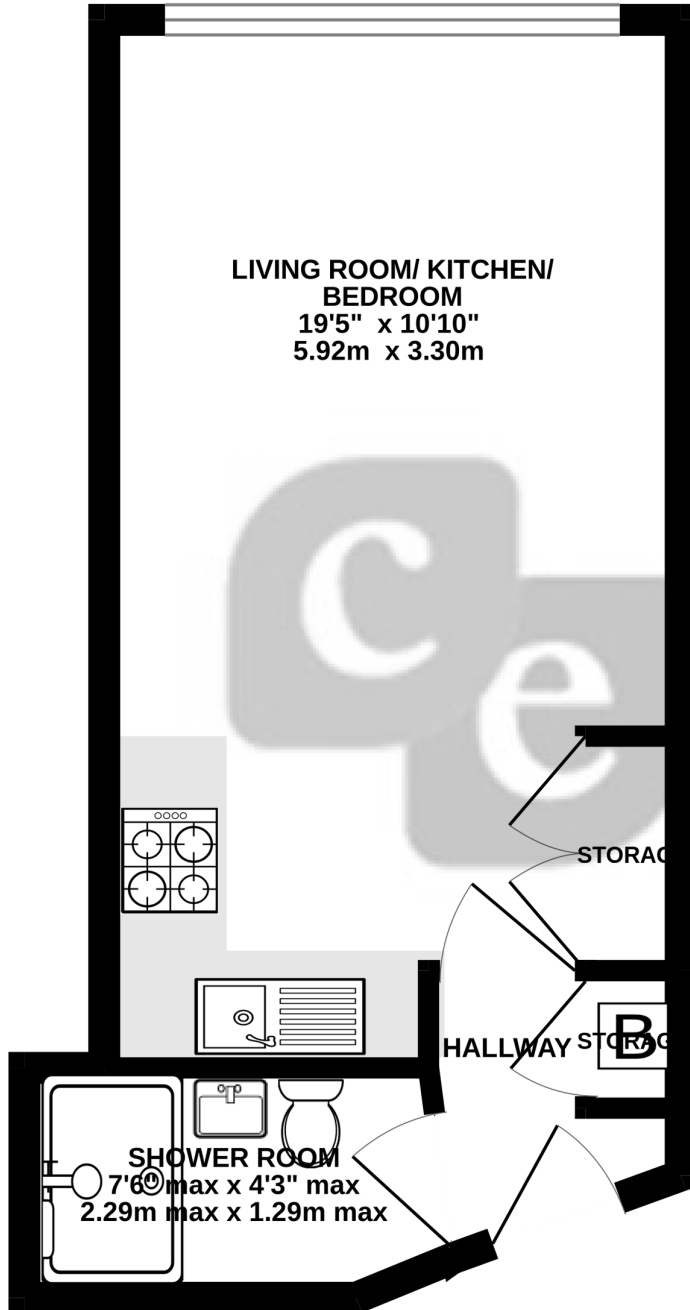
### Outside

#### Secure Bin Storage Room.



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  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 256 sq.ft. (23.8 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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