



## MACMILLAN COURT, HARROW

£110,000

A spacious and well maintained one bedroom ground floor, warden assisted retirement flat for the over 60's, conveniently located within 0.1 miles from Rayners Lane Metropolitan/Piccadilly Line station and shops. Further benefits include separate modern kitchen & double aspect lounge, warden alert cords in each room, double bedroom, economy 7 heating, double glazing, stairs & lift to all upper floors, security entry phone system, CCTV, well maintained communal grounds, residents & visitors parking.

- GROUND FLOOR FLAT
- DOUBLE GLAZING
- WARDEN ALERT CORDS IN EACH ROOM
- SECURITY ENTRYPHONE SYSTEM
- COMMUNAL GARDENS
- RESIDENTS AND VISITORS PARKING
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS

## Communal Entrance

Entryphone system and communal door leading to :- foyer, stairs/lifts to upper floors, hallways, landings and warden's living accommodation.

## Lobby

Entrance into lobby via side aspect door.

## Hallway

Entrance into hallway via side aspect door, power point, wall mounted storage heater, storage cupboard housing water tank, storage cupboard, wall mounted assistance pull cord.

## Kitchen

7' 7" x 6' 3" (2.31m x 1.91m) Side aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, space for electric cooker with overhead extractor fan, part tiled walls, space for fridge/freezer, plumbed for washing machine, wall mounted electric heater, wall mounted assistance pull cord, tiled flooring.

## Lounge/Dining Room

15' 7" into bay x 11' 1" (4.70m x 3.43m) Rear aspect double glazed window into bay, TV aerial, power points, storage heater, phone point, assistance pull cord.

## Bedroom

10' 5" x 9' 10" (3.15m x 2.95m) Rear aspect double glazed window, power points, assistance pull cord, wall mounted storage heater, phone point.

## Shower Room

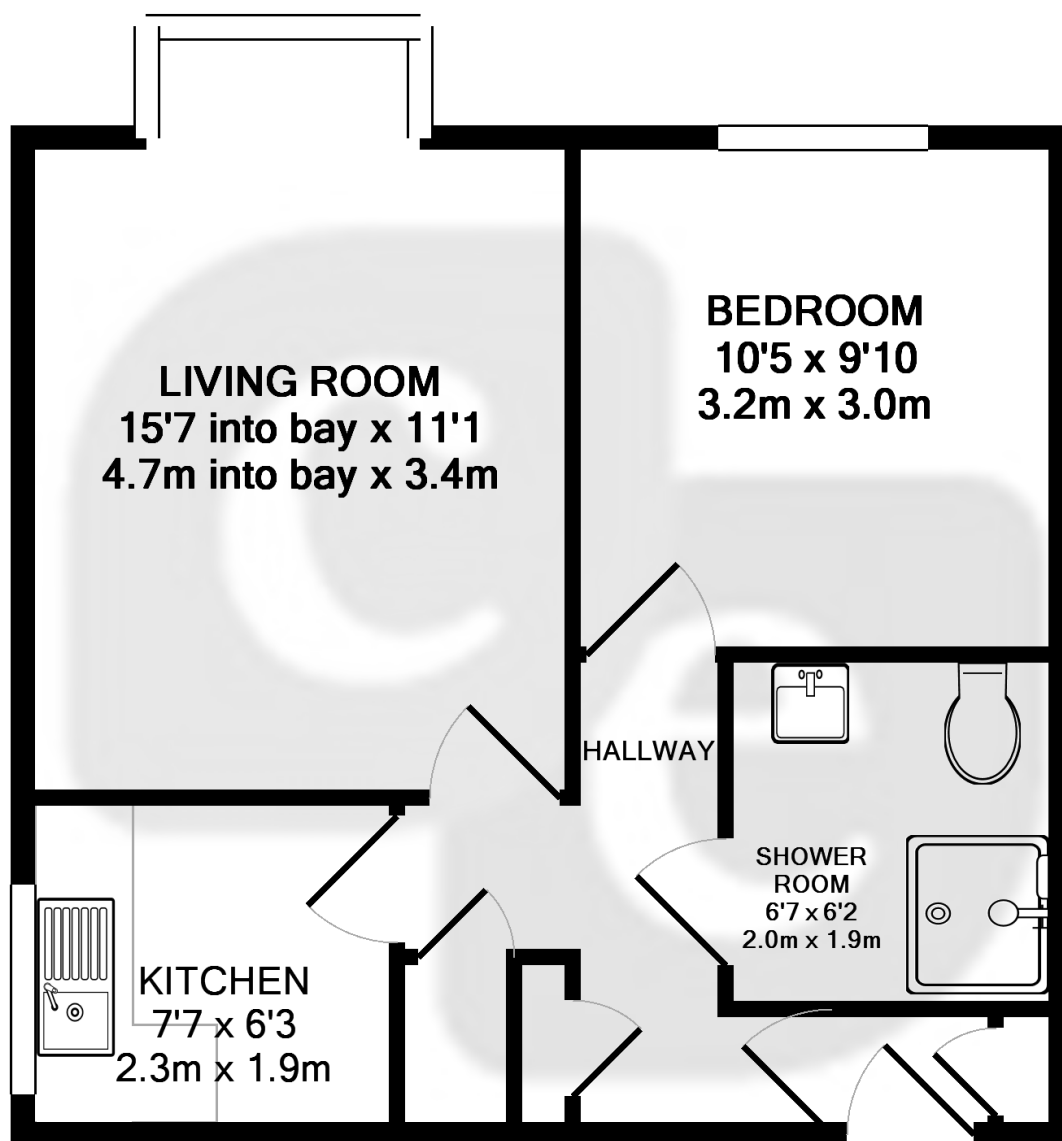
6' 7" x 6' 2" (1.88m x 1.73m) Low level W/C, vanity hand wash basin, shower cubicle with wall mounted shower with attachment, tiled walls, tiled flooring, wall mounted electric heater, wall mounted medicine cabinet, assistance pull cord.

## Outside

Surrounding the property there are well manicured communal grounds. There is also ample residents and visitors parking.



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.



**TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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