



Woodcock Court, Woodcock Hill, Kenton, Harrow, Middx, HA3 0PN

£125,000 Leasehold

- One Bedroom RETIREMENT Flat
- Purchasers must be at least 60 years of age
- Lounge overlooking parkland
- Fitted Kitchen
- Shower Room / wc
- New 99 year lease on purchase
- Warden Assisted, Residents' Lounge & Laundry
- Communal Gardens, Parking
- EPC Rating B



We are delighted to offer for sale this One Bedroom First Floor RETIREMENT Flat, situated to the rear of a popular development overlooking parkland, and within a short walk of Preston Road's transport & shopping facilities. Lifts, Warden in Attendance, Communal Lounge & Laundry, Guest Suite. Double Glazing, Electric Heating, Fitted Kitchen, Living Room with parkland views, Bedroom, Shower Room. EER B. Communal Gardens & Parking. Purchasers must be at least 60 years of age. New 99 year lease on purchase. Viewing through Sole Agents.

Communal Entrance

Entryphone, Warden's Office, Laundry, Communal Lounge, Lifts.

Entrance Hall

9' 3" x 5' 3" (2.82m x 1.60m) Emergency pull cord, fitted cupboard.

Living Room

17' 10" x 10' 0" (5.44m x 3.05m) Electric radiator, fitted carpet, fireplace, large double glazed window overlooking parkland. Door to Kitchen:

Fitted Kitchen

8' 10" x 5' 6" (2.69m x 1.68m) Matching wall and base units with tiled splashbacks, electric oven & hob, extractor, single drainer stainless steel sink with mixer tap, plumbed for washing machine, double glazed window overlooking garden and parkland.

Double Bedroom

12' 4" x 9' 11" (3.76m x 3.02m) Electric radiator, fitted carpet, emergency pull cord, fitted wardrobe, double glazed window to rear.

Shower Room

6' 5" x 5' 5" (1.96m x 1.65m) Large shower cubicle with part tiled walls and glass sliding door, wash hand basin with cupboard below, wc, walls part tiled, radiator.

Communal Grounds & Parking

Well kept communal gardens, with sheltered courtyard area to centre, parking to front & side.

Lease

We understand that a new 99 year lease is granted on purchase.

Service Charges we are informed are £761.79 per quarter, or if you pay monthly £253.93 per month (to be confirmed).

Ground Rent Nil.

Additional Information

Council Tax Band C. £1,613. 40 paid to London Borough of Brent.

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.

