



CAPEL GARDENS, PINNER

Guide Price £384,950

**** SHARE OF FREEHOLD **** A spacious and well maintained three double bedroom ground floor Art Deco style apartment. The property is located in a quiet and highly desirable area, within walking distance of Pinner High Street with its many shopping and transport links. The property briefly comprises hallway with 'Amtico' flooring and direct access to communal grounds via side aspect door, living room, contemporary fitted kitchen, three double bedrooms, modern shower room and separate W/C. Further benefits include gas central heating, secure phone entry system, wall maintained communal grounds, residents parking, single garage with secure gated vehicle access and no upper chain delays.

- THREE DOUBLE BEDROOMS
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- GROUND FLOOR 'ART DECO' STYLE APARTMENT
- CONTEMPORARY FITTED KITCHEN
- MODERN SHOWER ROOM WITH SEPARATE W/C
- WELL MAINTAINED COMMUNAL GROUNDS & RESIDENTS PARKING
- GARAGE WITH VEHICLE ACCESS VIA SECURE GATES
- SHARE OF FREEHOLD
- NO UPPER CHAIN DELAYS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Communal Entrance

Communal entrance via side aspect door, wall mounted phone entry system.

Hallway

Entrance into hallway via front aspect door, wall mounted phone entry system, cupboard housing electric meter, dado rail, radiator, storage cupboard, side aspect door leading to communal grounds, power point, 'Amtico' flooring.

Living Room

16' 2" x 11' 2" (4.93m x 3.40m) Front aspect window into bay, coved ceiling, radiator, power points, TV aerial, laminate flooring.

Kitchen

10' 3" x 8' 6" (3.12m x 2.59m) Rear aspect window, range of wall and base level units with square edge work tops and breakfast bar, single sink with drainer and mixer tap, integrated electric hob with oven below and overhead extractor fan, integrated fridge/freezer, cupboard housing wall mounted boiler, integrated washing machine, Metropolitan style part tiled walls, radiator, power points, tile effect flooring.

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m) Rear aspect window, mirror fronted wardrobes, picture rail, radiator, power points, Tv aerial, carpeted flooring.

Bedroom Two

11' 2" x 10' 0" (3.40m x 3.05m) Side aspect window, fitted wardrobe, picture rail, radiator, power points, carpeted flooring.

Bedroom Three

11' 2" x 8' 2" (3.40m x 2.49m) Front aspect window, picture rail, radiator, power points, stripped and polished wooden flooring.

Shower Room

7' 7" max x 5' 4" max (2.31m x 1.63m) Side aspect frosted window, vanity hand wash basin, shower with glass shower screen, wall mounted shower with attachment, wall mounted mirror with light above and shaving point, wall mounted towel shelf, heated towel rail, tiled walls, tiled flooring.

Separate W/C

Side aspect frosted window, low level W/C, part tiled walls, laminate flooring.

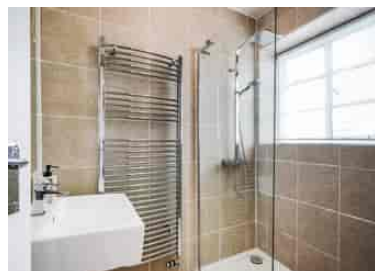
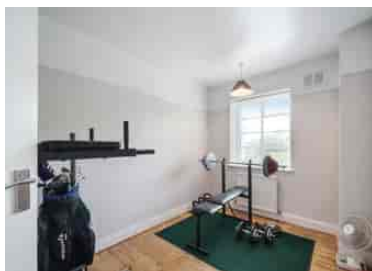
Outside

Communal Grounds & Parking

There are excellently maintained communal gardens with tree surroundings. This property also benefits from parking.

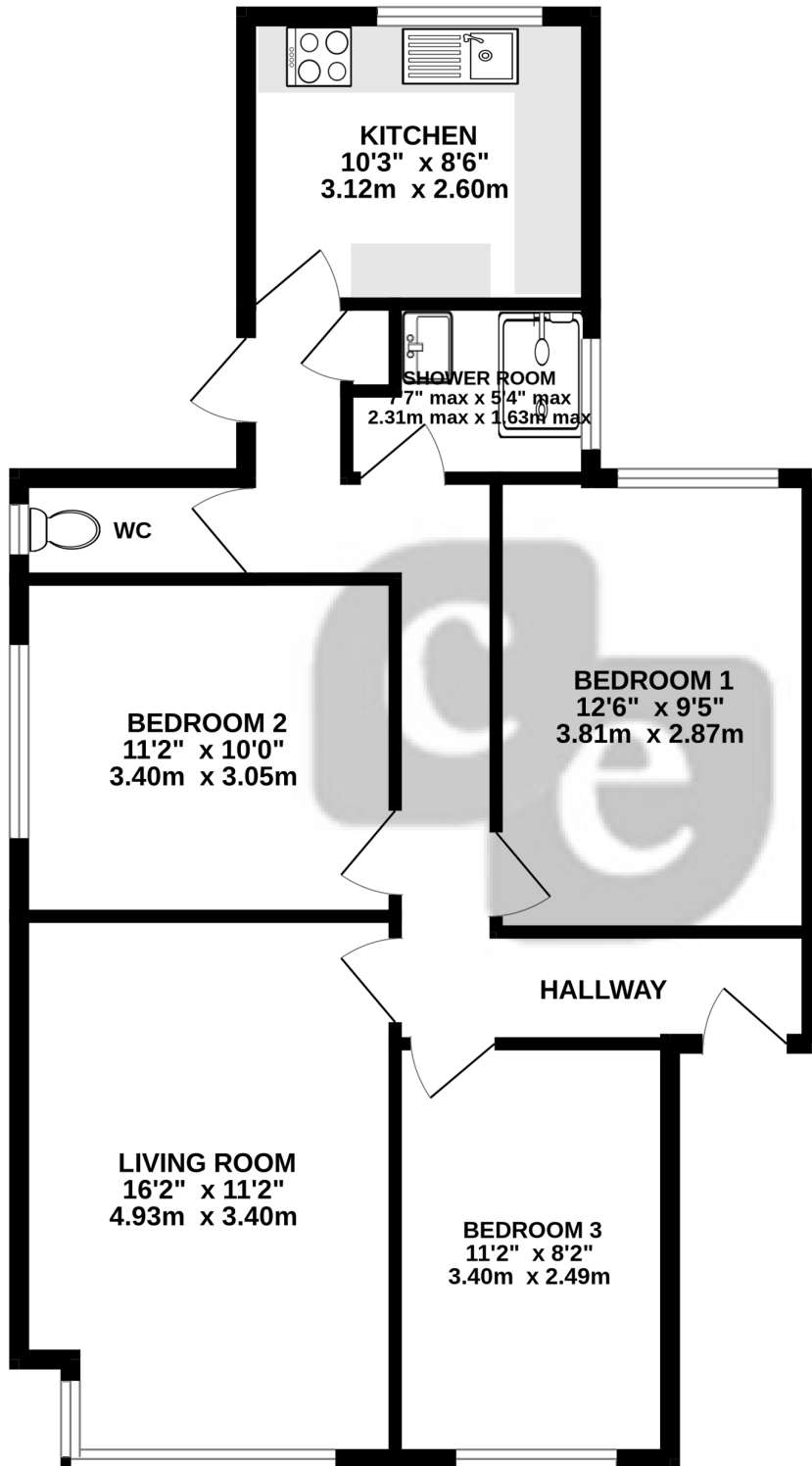
Garage

Single garage with up and over door, vehicle access via secure gates.



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
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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