



Woodcock Court, Woodcock Hill, Harrow, HA3 0PN

£110,000 Leasehold

- One Bedroom Ground Floor Retirement Flat
- Electric Heating & Double Glazing
- Fitted Kitchen
- Living Room with Garden Access
- Tiled Shower Room / WC
- New 99 year lease on purchase
- Purchasers must be at least 60 years of age
- EPC Rating C



A Ground Floor One Bedroom RETIREMENT Flat in this popular development, backing parkland and within a short distance of Preston Road's transport & shopping facilities. Designed for the needs of older people (purchasers should be at least 60 years of age), with both security and a social lifestyle. Warden, Communal Lounge with regular social events organised, Laundry Room, Guest Suite for hire. Communal Gardens & Parking.

Communal Entrance

Entryphone, spacious hallway with entrance to Warden's office, Laundry Room, Lifts and stairs.

Entrance Hall

Fitted carpet, electric wall heater, large fitted cupboard.

Living Room

18' 0" x 10' 1" (5.49m x 3.07m) Electric wall heater, fitted carpet, fireplace with electric fire, wall lights, double glazed windows and door to outside courtyard, door to Kitchen:

Fitted Kitchen

9' 0" x 5' 6" (2.74m x 1.68m) Matching wall and base units with tiled splashbacks and under-cupboard lighting, single drainer stainless steel sink, oven, extractor, plumbed for washing machine, laminate flooring, double glazed window.

Bedroom

12' 4" x 9' 10" (3.76m x 3.00m) Fitted carpet, electric wall heater, fitted wardrobes, double glazed window.

Tiled Shower Room / WC

6' 0" x 5' 0" (1.83m x 1.52m) Wall fitted shower, wash hand basin, wc, walls tiled, extractor, radiator.

Communal Gardens & Parking

Well kept communal gardens, paved courtyard to the centre with seating areas. Parking to the front & side.

Lease

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

Purchasers should be at least 60 years of age.

Service Charges £253. 93 per month (to be confirmed).

Additional Information

Council Tax Band C. £1810.00 Per annum. London Borough Of Brent

Broadband: Basic 16 Mbps and Superfast 80 Mbps

Mobile: EE and O2

Satellite/ Fibre TV Coverage: BT and Sky

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 round rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

