



## TITHE COURT, RAYNERS LANE, HARROW

### Guide Price £305,000

**\*\* Ideal for the first time buyer or downsizer \*\*** A well presented, bright and spacious one bedroom ground floor flat, perfect for modern living, fitted out with contemporary finishes and a private terrace. The accommodation comprises an entrance hallway and an open plan and modern fitted kitchen/living room with access onto a private terrace and built in storage cupboard, double bedroom and modern bathroom. Further benefits include double glazing, gas central heating with 'Vaillant' combination boiler, secure phone entry system, communal grounds with bike store, residents parking and a 121 year lease remaining. Tithe Court is situated on Rayners Lane, very close to Rayners Lane train station (Metropolitan Line) and high street which enjoys a vast array of local shops, coffee houses, restaurants and transport links. There is also a convenience store opposite which is very handy. Nearby are Newton Farm Ecology Park and Grange Primary School.

- DOUBLE BEDROOM GROUND FLOOR FLAT
- BRIGHT AND SPACIOUS THROUGHOUT
- IDEAL FOR FIRST TIME BUYER OR DOWNSIZER
- MODERN OPEN PLAN KITCHEN/LIVING ROOM WITH INTEGRATED APPLIANCES
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS WITH THE BENEFIT OF CONVENIENCE STORE OPPOSITE
- RESIDENTS PARKING AND BIKE STORE
- PRIVATE TERRACE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- 121 YEAR LEASE REMAINING

## Ground Floor

### Communal Entrance

Communal entrance into block via front aspect door, wall mounted secure phone entry system.

### Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, radiator, tiled flooring.

### Living Room

19' 10" x 13' 0" (6.05m x 3.96m) Open plan to kitchen - Front aspect French doors to terrace, side aspect double glazed windows, built in storage cupboard, two radiators, power points, phone point, TV aerial, Porcelain marble effect flooring.

### Kitchen

14' 1" x 7' 6" (4.29m x 2.29m) Open plan to living room - Rear aspect double glazed French doors to terrace, front aspect double glazed window, range of wall and base level units with roll top work surfaces and matching up-stands, one and a half bowl sink with drainer with pull out kitchen tap, integrated gas hob with overhead extractor fan and stainless steel splash back, integrated fridge/freezer, integrated dishwasher, integrated washing machine, cupboard enclosed wall mounted 'Vaillant' combination boiler, spot lighting, extractor fan, radiator, tiled wood effect flooring.

### Terrace

Rail enclosed, paved flooring.

### Bedroom

14' 3" x 10' 5" (4.34m x 3.17m) Front aspect double glazed window, radiator, power points, tiled flooring.

### Bathroom

6' 10" x 6' 2" (2.08m x 1.88m) Panel enclosed bath with mixer tap and shower attachment, glass shower screen, low level W/C, with chrome douche, pedestal hand wash basin with mixer tap, par tiled walls, heated towel rail, wall mounted LED illuminated bathroom mirror with demister and digital clock, shaving point, extractor fan, spot lighting, tiled flooring.

### Outside

### Residents Parking

Communal residents parking.

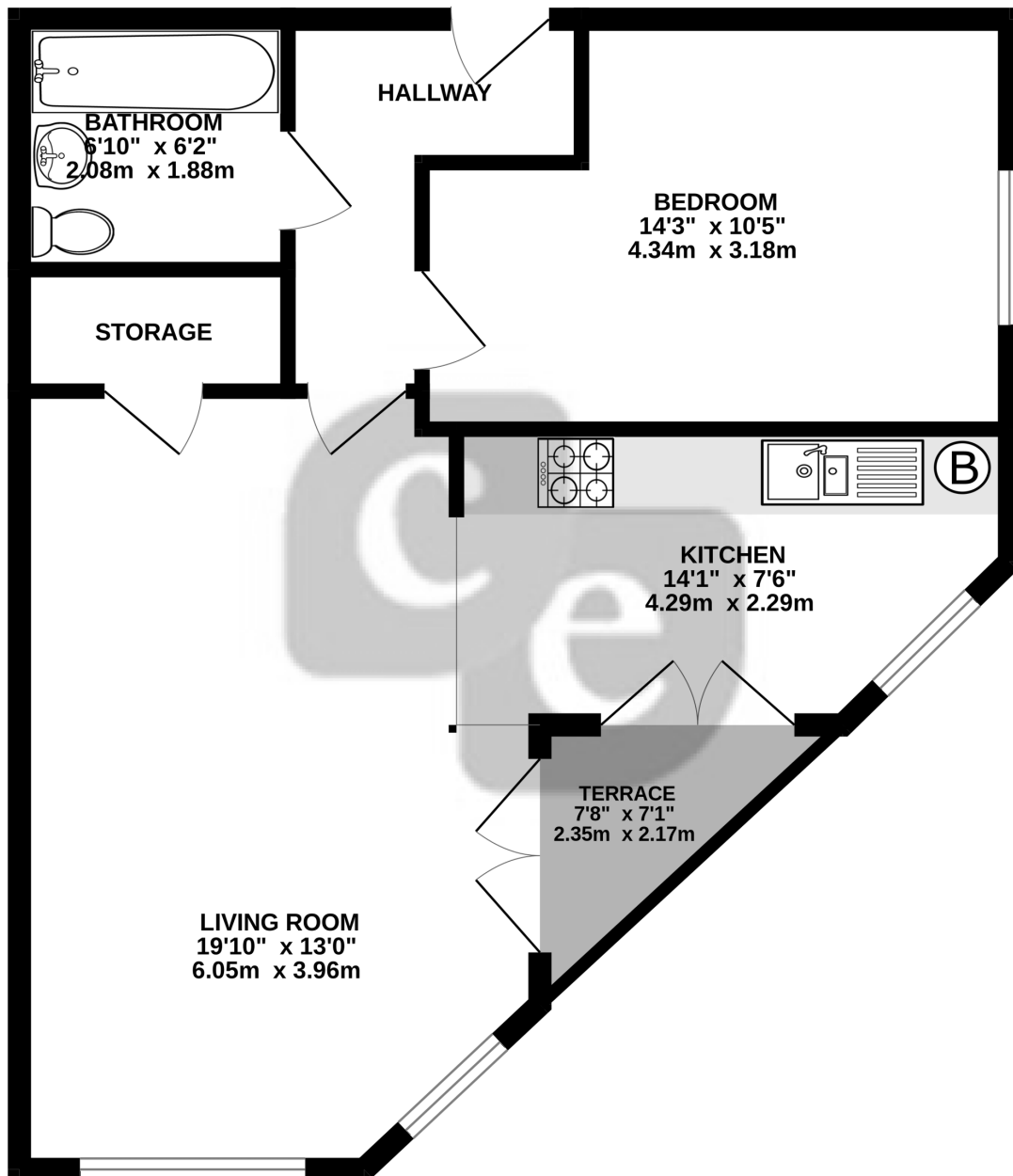
### Communal Grounds

Communal grounds surrounding the property, bike storage.



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.

GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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