



## CERISE COURT, DRINKWATER ROAD, HARROW

### £275,500

**\*\* NO ONWARD CHAIN \*\*** A spacious and well maintained one bedroom second floor flat conveniently located within easy reach of local shops, schools and transport links. The property briefly comprises communal entrance with video phone entry system, lift and stairs to all floors, hallway with storage cupboard, open plan kitchen/living room with access to balcony, double bedroom with fitted wardrobe and access to balcony and bathroom. Further benefits include secure video phone entry system, double glazing, gas central heating, long unexpired lease and communal grounds with bicycle storage area.

- ONE BEDROOM SECOND FLOOR FLAT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- SPACIOUS RECEPTION ROOM WITH BUILT IN STORAGE
- PRIVATE BALCONY WITH DIRECT ACCESS FROM RECEPTION ROOM AND BEDROOM
- MODERN OPEN PLAN KITCHEN
- BEDROOM WITH BUILT IN STORAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LIFT TO ALL FLOORS
- 109 YR LEASE REMAINING
- SECURE ENTRY PHONE SYSTEM
- COMMUNAL GARDEN WITH BICYCLE STORAGE AREA
- CONVENIENT FOR SHOPS AND TRANSPORT LINKS
- NO ONWARD CHAIN

## Ground Floor

### Communal Entrance

Communal entrance via front aspect door, wall mounted secure entry system, stairs and lift to all floors.

## Second Floor

### Hallway

Entrance into hallway via front aspect door, coved ceiling, wall mounted phone entry system, storage cupboard housing fuse box, power point, radiator, laminate flooring.

### Open Plan Kitchen/Living Room

21' 2" max x 19' 1" max (6.45m x 5.82m) Rear aspect double glazed door to balcony, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, plumbed for washing machine, space for fridge/freezer, part tiled walls, coved ceiling, spot lighting, TV aerial, phone point, power points, two built in storage cupboards, radiator, part laminate/tiled flooring.

### Balcony

Balcony accessible from both living room and bedroom.

### Bedroom

11' 9" max x 9' 3" max (3.58m x 2.82m) Rear aspect double glazed door to balcony, rear aspect double glazed window, built in wardrobe, coved ceiling, radiator, power points, TV aerial, laminate flooring.

## Bathroom

8' 5" x 5' 3" (2.57m x 1.60m) Low level W/C, panel enclosed bath with mixer tap, wall mounted shower with attachment, pedestal hand wash basin, extractor fan, part tiled walls, shaving point, wall mounted mirror, wall mounted medicine cabinet, wall mounted heated towel rail, spot lighting, tiled flooring.

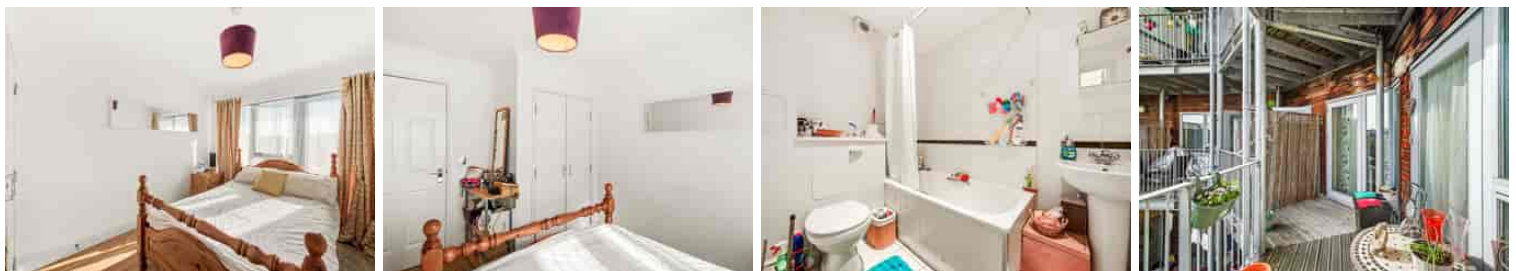
## Outside

### Communal Grounds

Communal garden with bicycle storage area.

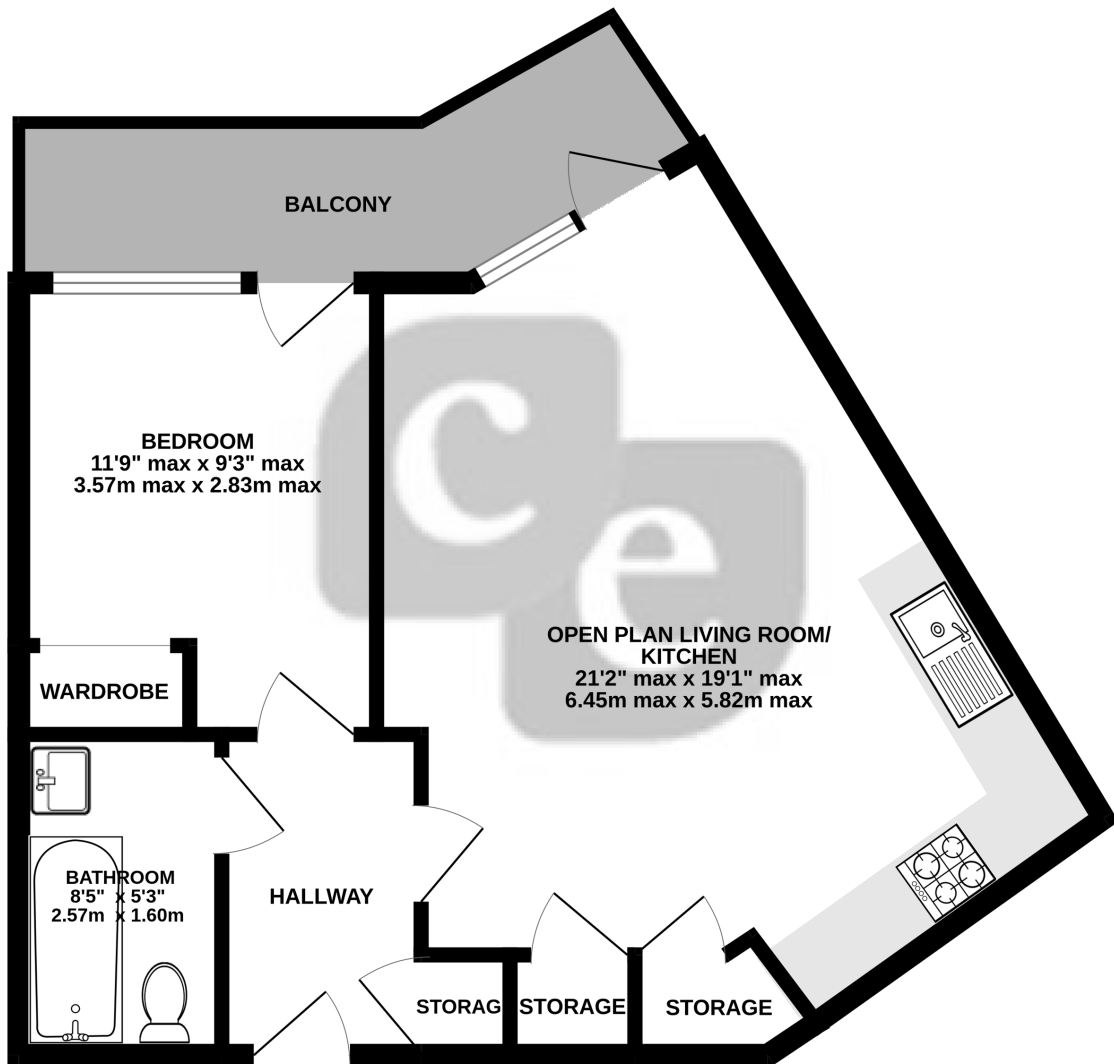
### Communal Parking

Permit parking for residents.



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  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565sq.ft. (52.5 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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