



EAGLE COURT, DRINKWATER ROAD, HARROW

£250,000

**** PRIVATE ALLOCATED PARKING FOR ONE CAR **** A spacious and well maintained one bedroom top floor flat based in a modern development which benefits from energy efficient solar panels and a secure video intercom entry system. The property is conveniently located for shops and transport links and briefly comprises; a welcoming entrance hallway with doors leading to all rooms and built in storage cupboard, modern fitted kitchen with breakfast bar which leads through into the living room, beautifully decorated living room with a door leading out to the balcony, double bedroom with built in wardrobe, and modern fitted bathroom suite. Further benefits include double glazing, gas central heating with newly fitted boiler, new laminate flooring, ventilation system throughout and a 113 year lease remaining. Outside the property there is private allocated parking for one car and a children's play area a stone's throw away.

- ONE BEDROOM TOP FLOOR FLAT
- MODERN DEVELOPMENT WITH WELL MAINTAINED INTERIOR
- MODERN FITTED KITCHEN WITH BREAKFAST BAR
- SPACIOUS LIVING ROOM WITH BALCONY
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- MODERN BATHROOM SUITE
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH NEWLY FITED BOILER
- NEW LAMINATE FLOORING
- SECURE VIDEO INTERCOM ENTRY SYSTEM AND ENERGY EFFICIENT SOLAR PANELS
- VENTILATION SYSTEM THROUGHOUT
- PRIVATE ALLOCATED PARKING

Ground Floor

Communal Entrance

Communal entrance via front aspect door, secure entry system.

Third Floor

Secure entry to third floor level, covered passageway leading to flat entrance.

Hallway

Entrance into hallway via rear aspect frosted double glazed door, wall mounted video phone entry system, cupboard plumbed for washing machine and housing wall mounted 'Vent Axia' ventilation system, wall mounted fuse box, wall mounted thermostat, radiator, power points, laminate flooring with sunken floor mat at entrance.

Living Room

16' 7" max x 11' 9" max (5.05m x 3.58m) Front aspect double glazed window, Front aspect double glazed door to private balcony, spot lighting, ceiling mounted ventilation system, radiator, power points, TV aerial, phone point, laminate flooring.

Balcony

10' 9" max x 10' 0" max (3.28m x 3.05m)

Kitchen

11' 5" max x 8' 8" max (3.48m x 2.64m) Rear aspect double glazed window, range of wall and base level units with breakfast bar and matching up-stands, one and a half bowl sink with drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, space for fridge/freezer, spot lighting, power points, wall mounted cupboard enclosed newly fitted 'Glo-Worm' boiler, ceiling mounted ventilation system, tiled flooring.

Bedroom

13' 0" x 9' 3" (3.96m x 2.82m) Front aspect double glazed window, ceiling mounted ventilation system, built in wardrobe, radiator, power points, TV aerial, phone point, laminate flooring.

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m) Rear aspect frosted double glazed window, low level W/C, hand wash basin with mixer tap, panel enclosed bath with glass shower screen and tiled surround, wall mounted shower with attachment, mirror fronted wall mounted cabinet, wall mounted mirror, shaving point, spot lighting, ceiling mounted ventilation system, heated towel rail, tiled flooring.

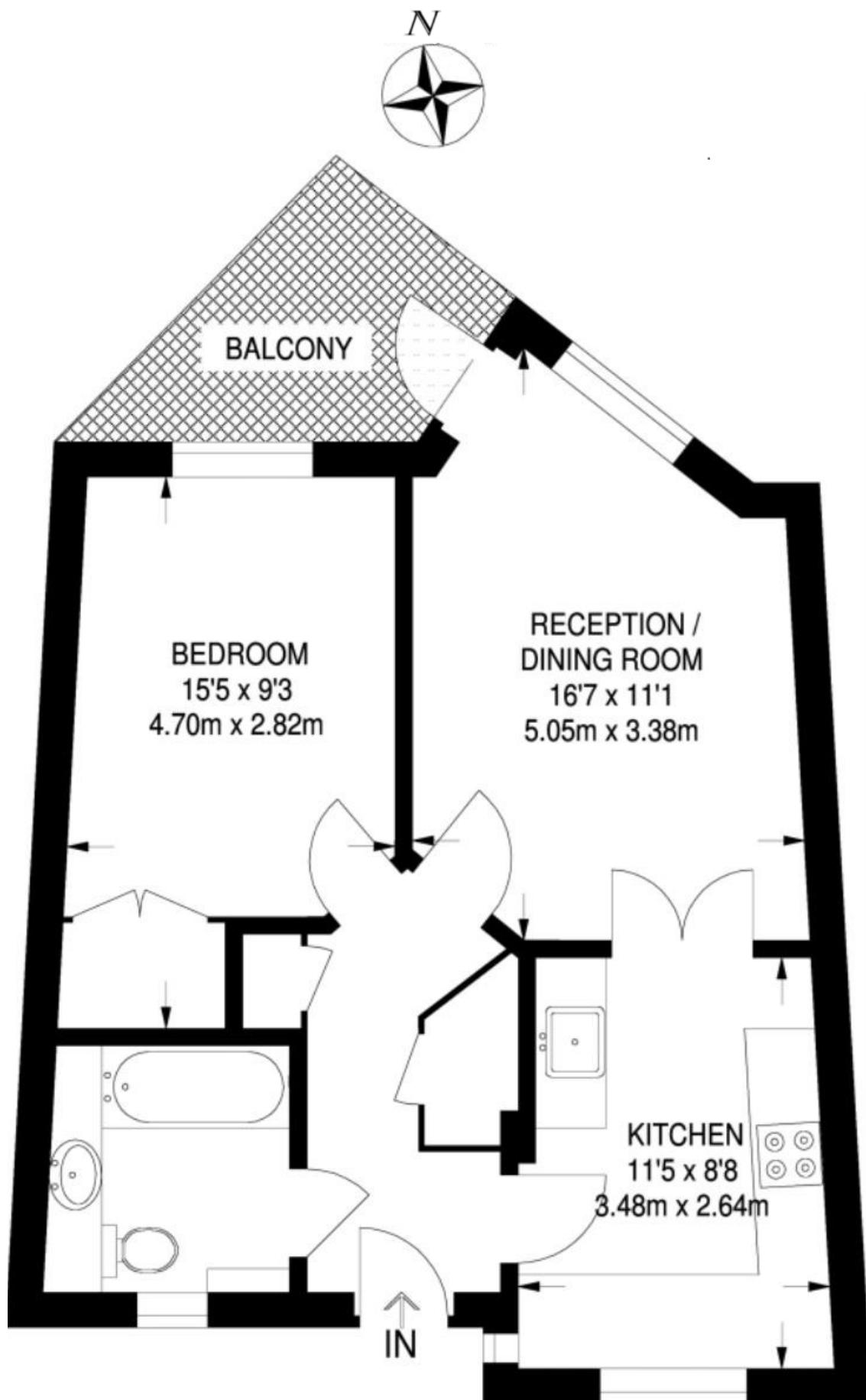
Outside

Private Parking

Private off street allocated parking for one car to the front.



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.



THIRD FLOOR
506 SQ FT / 47.0 SQ M