

## RAYNERS LANE, HARROW

### £145,000

A well maintained, bright and spacious one bedroom ground floor, warden assisted retirement flat for the over 60's, conveniently located within 0.1 miles from Rayners Lane Metropolitan/Piccadilly Line station and shops. Further benefits include separate modern kitchen, lounge with front views over communal garden, warden alert cords in each room, double bedroom, double glazing, stairs & lift to all upper floors, security entry phone system, CCTV, well maintained communal grounds, residents & visitors parking.

- RETIREMENT FLAT FOR THE OVER 60'S
- GROUND FLOOR
- WELL MAINTAINED THROUGHOUT
- SECURITY ENTRYPHONE SYSTEM
- WARDEN PULL CORDS IN EACH ROOM
- CLOSE TO RAYNERS LANE STATION & SHOPS
- DOUBLE GLAZING
- RESIDENTS AND VISITORS PARKING
- FRONT VIEWS OVER COMMUNAL GARDEN
- BATHROOM WITH UNDERFLOOR HEATING

## Ground Floor

### Communal Entrance

Communal entrance via front aspect door, security phone entry system.

### Hallway

Entrance into hallway via rear aspect door, wall mounted emergency pull cord, wall mounted community care entry system, wall mounted storage heater, storage cupboard, airing cupboard, laminate flooring,

### Living Room

14' 9" x 11' 8" max (4.50m x 3.56m) Front aspect double glazed window with fitted shutters into bay, feature wall mounted electric heater, TV aerial, phone point, power points, laminate flooring.

### Kitchen

7' 8" x 6' 2" (2.34m x 1.88m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated electric hob with oven below and overhead extractor fan, plumbed for washing machine, space for fridge/freezer, part tiled walls, tiled flooring, power points.

### Bedroom

12' 6" x 9' 9" (3.81m x 2.97m) Front aspect double glazed window with fitted shutters, fitted wardrobes, phone point, power points, laminate flooring.

### Bathroom

6' 9" x 5' 10" (2.06m x 1.78m) Low level W/C, vanity hand wash basin, shower cubicle with fully tiled surround, sliding glass shower door, wall mounted shower with attachment, storage space, wall mounted heated towel rail, extractor fan, tiled flooring with underfloor heating, emergency pull cor.

## Outside

### Communal Grounds

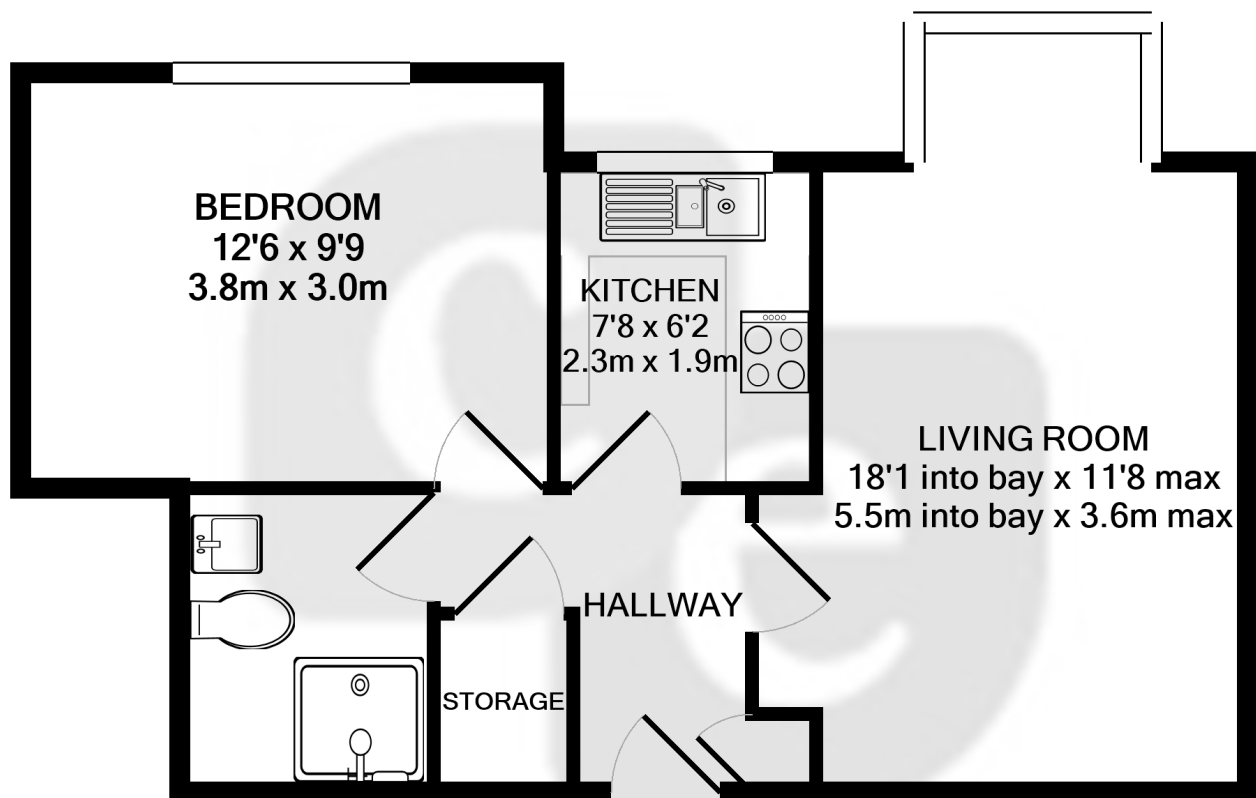
Well maintained communal grounds.

### Parking

Parking for residents and visitors.



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.



**TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021