



CERISE COURT, DRINKWATER ROAD, HARROW

£250,000

**** NO ONWARD CHAIN **** A spacious and well maintained one bedroom second floor flat conveniently located within easy reach of local shops and transport links. The property briefly comprises spacious hallway with a range of fitted storage cupboards, open plan modern fitted kitchen/living room with access to private balcony, double bedroom with fitted wardrobe and contemporary bathroom with window. Further benefits include secure video phone entry system, lift and stairs to all floors, double glazing, 'Hive' controlled gas central heating with 'Vaillant' combination boiler, communal grounds with bicycle storage area, long unexpired lease and no onward chain delays.

- ONE BEDROOM SECOND FLOOR PURPOSE BUILT FLAT
- SPACIOUS HALLWAY WITH A RANGE OF FITTED STORAGE CUPBOARDS
- OPEN PLAN MODERN FITTED KITCHEN/LIVING ROOM WITH ACCESS TO PRIVATE BALCONY
- BEDROOM WITH BUILT IN WARDROBE
- 'HIVE' CONTROLLED GAS CENTRAL HEATING WITH 'VAILLANT' COMBINATION BOILER
- SECURE PHONE ENTRY SYSTEM
- LIFT AND STAIRS TO ALL FLOORS
- COMMUNAL GARDEN WITH BICYCLE STORAGE AREA
- NO ONWARD CHAIN
- LONG UNEXPIRED LEASE
- RESIDENTS PERMIT PARKING (COUNCIL PERMIT)

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, three built in storage cupboards with wall mounted fuse box, wall mounted phone entry system, wall mounted 'Hive', coved ceiling, radiator, power points, laminate flooring.

Living Room

12' 2" x 11' 3" (3.71m x 3.43m) Open plan to kitchen; Rear aspect double glazed door to balcony, rear aspect double glazed window, coved ceiling, radiator, power points, TV aerial, phone point, laminate flooring.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m) Open plan to living room; Rear and side aspect double glazed windows, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with 'Electrolux' oven below and overhead extractor fan, plumbed for washing machine, space for fridge/freezer, wall mounted cupboard enclosed 'Vaillant' combination boiler, part tiled walls, power points, radiator, spot lighting, tiled flooring.

Bedroom

11' 5" max x 10' 2" max (3.48m x 3.10m) Front aspect double glazed window, coved ceiling, built in wardrobe, radiator, power points, phone point, laminate flooring.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) Side aspect frosted double glazed window, low level W/C, pedestal hand wash basin with mixer tap, wall mounted shower with attachment, part tiled walls, extractor fan, shaving point, wall mounted heated towel rail, spot lighting, tiled flooring.

Outside

Communal Grounds

Communal grounds with bicycle storage area.

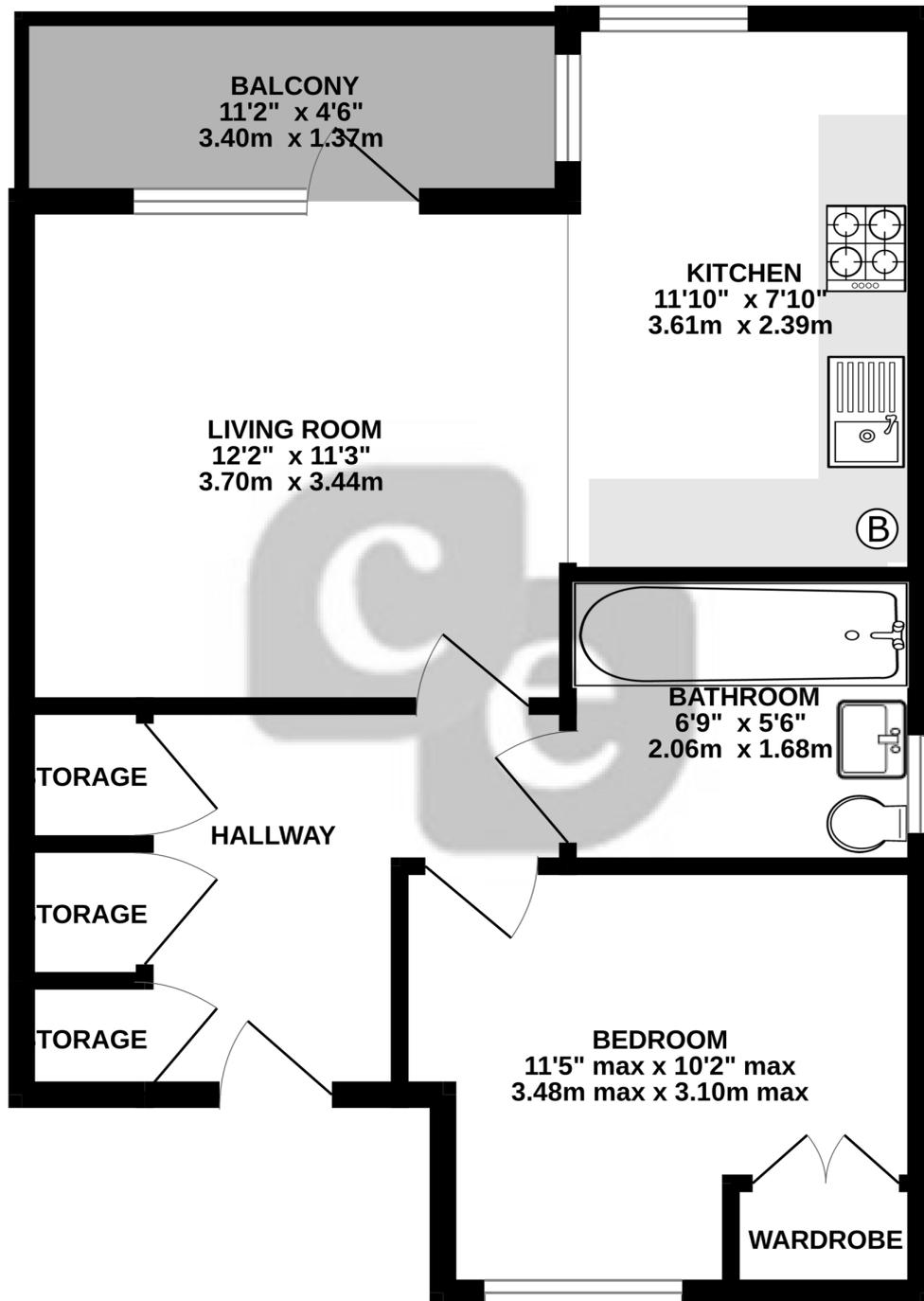
Parking

Residents permit parking (council permit).



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.

SECOND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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