



CHICHESTER COURT, KINGS ROAD, HARROW

£265,000

**** NO ONWARD CHAIN **** A spacious and well maintained one bedroom ground floor flat conveniently located 0.4 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property would make an ideal first time purchase or buy to let investment. The accommodation briefly comprises secure communal entrance, hallway, spacious living room, modern fitted kitchen, bedroom with fitted wardrobes and bathroom. Further benefits include, economy 7 heating, phone entry system, residents off street parking, guest parking bay, communal garden and no onward chain.

- ONE BEDROOM GROUND FLOOR PURPOSE BUILT FLAT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS
- MODERN FITTED KITCHEN
- BEDROOM WITH FITTED WARDROBE
- OFF STREET PARKING FOR RESIDENTS
- GUEST PARKING
- COMMUNAL GARDENS
- SECURE PHONE ENTRY SYSTEM
- NO ONWARD CHAIN DELAYS

Ground Floor

Communal Entrance

Communal entrance via secure front aspect door, wall mounted intercom.

Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, wall mounted fuse box, electric heater, airing cupboard with storage space, phone point, laminate flooring.

Living Room

11' 9" x 11' 8" (3.58m x 3.56m) Front aspect double glazed window into oriel bay, electric heater, TV aerial, phone point, power points, laminate flooring.

Kitchen

12' 3" x 5' 8" (3.73m x 1.73m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated electric hob with oven below and overhead extractor fan, plumbed for washing machine, space for fridge/freezer, part tiled walls, power points, laminate flooring.

Bedroom

9' 2" max x 10' 1" max (2.79m x 3.07m) Rear aspect double glazed window, fitted wardrobes, electric heater, power points, carpeted flooring.

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m) Side aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted electric shower with attachment, wall mounted electric heater, tiled walls, wall mounted mirror, tiled flooring.

Outside

Residents Car Park

Communal off street parking for residents within car park to the rear.

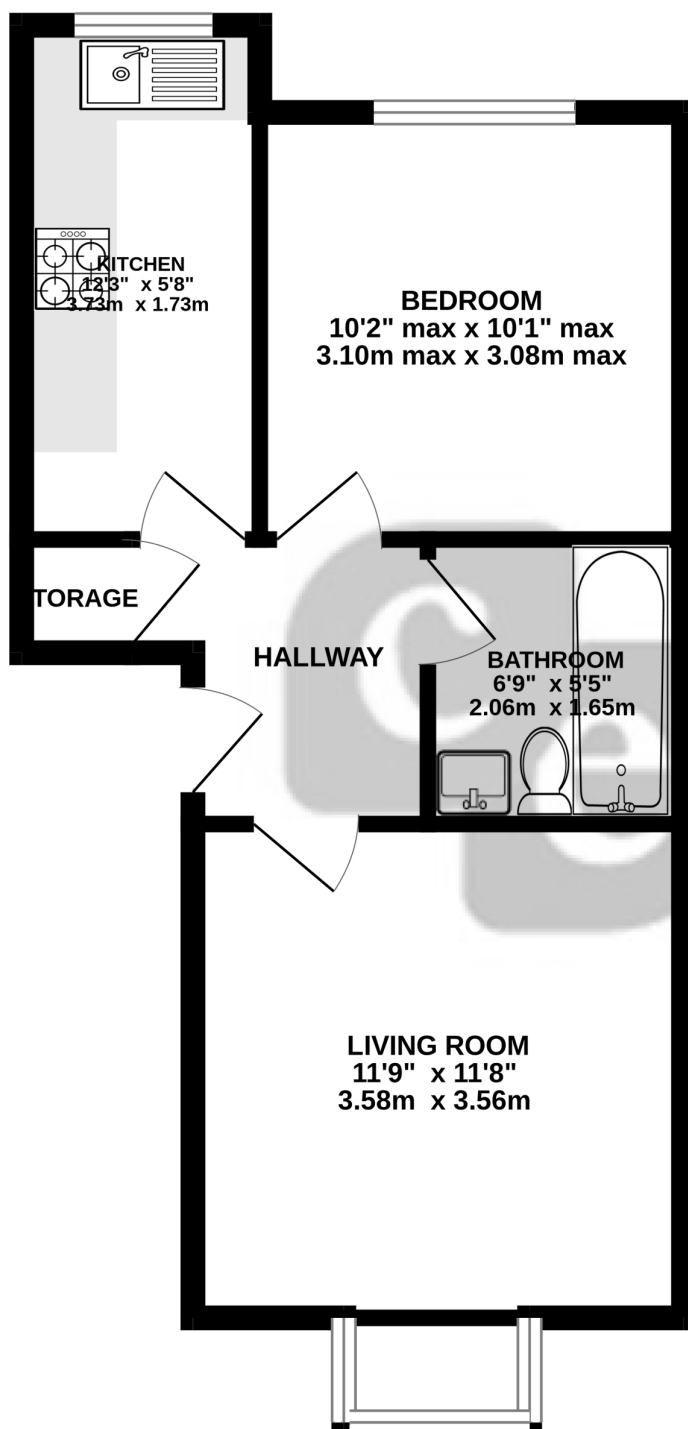
Communal Gardens

Well maintained communal front and rear gardens, bin storage area, guest parking bay.



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
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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