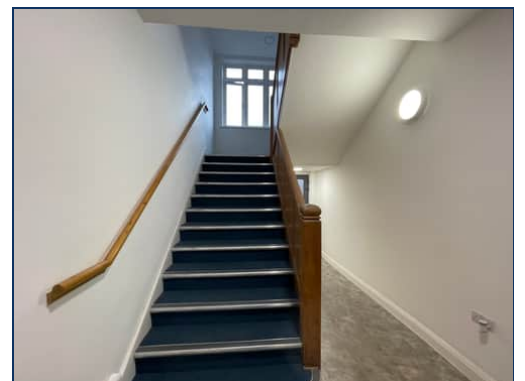




## Compass House, Pynnacles Close, Stanmore, HA7 4AS

### £280,000 Leasehold

- Modern Two Bedroom Apartment
- First Floor Above Commercial Facilities
- Long Lease
- Open Plan Reception/ Kitchen
- Two Bedrooms
- Tiled Modern Bathroom
- Chain Free Sale
- Ideal Buy To Let OR First Time Buy
- Keys with Sole Agents
- EPC Rating C



Christopher Rawlinson & Co are pleased to bring to the market this Two Bedroom First Floor Apartment, situated above commercial facilities, close to Stanmore's shopping & transport. Central Heating, Reception Room with balcony, Open Plan Fitted Kitchen, Modern Tiled Bathroom, Long Lease. Viewing through Sole Agents. Chain Free Sale

## Communal Entrance

Approached via gated passageway. Entryphone, stairs to First Floor

## Entrance Hall

6' 9" x 5' 3" (2.06m x 1.60m) max. L Shaped Hallway, entryphone, laminate flooring.

## Reception Room / Open Plan Fitted Kitchen

12' 10" x 11' 4" (3.91m x 3.45m) Wood laminate flooring, radiator, double glazed window, door to own balcony. Kitchen Area with fitted wall & base units, oven, electric hob, extractor, sink, fridge/freezer, plumbed for washing machine and dishwasher, laminate flooring.

## Bedroom One

11' 3" x 7' 10" (3.43m x 2.39m) L Shaped. Radiator, fitted wardrobe, double glazed window.

## Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m) Wood laminate flooring, spot lights, fitted cupboard, double glazed window.

## Tiled Modern Bathroom

6' 7" x 5' 10" (2.01m x 1.78m) Bath with overhead shower & screen, wash hand basin, wc, spot lights.

## Long Lease

Lease 150 years from 9/4/2020.

Ground Rent & Service Charges (to be advised).

## Additional Information

Local Authority Harrow, Council Tax Band: D - Annual Price: £2,286

Floor Area 441 ft<sup>2</sup> / 41 m<sup>2</sup>

Plot size 0.09 acres

Mobile coverage, EE, Vodafone, Three and O2

Satellite / Fibre TV Availability BT and Sky

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	