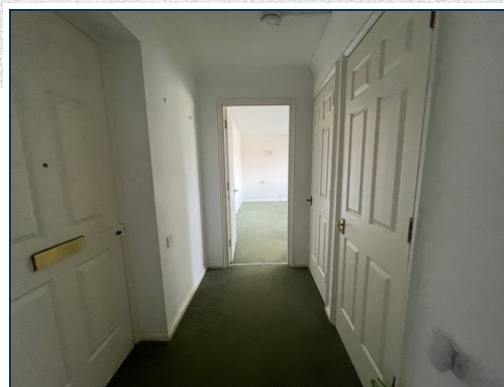




## Woodcock Court, Woodcock Hill, Harrow, HA3 0PN

### £110,000 Leasehold

- A Top Floor One Bedroom RETIREMENT Flat
- Purchasers should be at least 60 years of age
- New Lease Granted On Purchase
- House Manager, Residents' Lounge, Laundry Facilities
- Communal Grounds & Parking
- EPC Rating C



A Second (Top) Floor Spacious One Bedroom RETIREMENT Flat in this popular development, convenient for Preston Road's transport & shopping facilities. Purchasers should be at least 60 years of age. House Manager, Residents' Lounge, Laundry, Lifts, Communal Garden & Parking. Double Glazing, Lounge, Kitchen, Bedroom, Shower Room / WC. EER C. Viewing through Sole Agents.

## Communal Entrance

Entryphone, hallway leading to House Manager's Office, Laundry, Communal Lounge and Lifts.

## Entrance Hall

15' 6" x 4' 4" (4.72m x 1.32m) Fitted carpet, two cupboards.

## Lounge

16' 2" x 14' 9" (4.93m x 4.50m) Fitted carpet, electric radiator, fireplace, window to front, door to Kitchen:

## Kitchen

7' 7" x 7' 0" (2.31m x 2.13m) Fitted wall and base units with tiled splashbacks, single drainer stainless steel sink, plumbed for washing machine, double glazed window to front.

## Bedroom

15' 10" x 11' 8" (4.83m x 3.56m) Fitted carpet, electric radiator, fitted wardrobes and dressing table with drawers, double glazed window.

## Tiled Shower Room / WC

7' 3" x 4' 10" (2.21m x 1.47m) Shower cubicle, pedestal wash hand basin, wc, tiled walls.

## Communal Gardens & Parking

Well kept communal gardens with paved courtyard and seating area.

Parking to the front and side.

## Lease

We understand that a new 99 year lease is granted on purchase.

Purchasers should be 60 years or above.

Ground Rent (to be advised)

Service Charges £3,188 per annum, monthly £265.63, or quarterly £796.89 (to be confirmed).

## Please Note

Council Tax Band C. £1,710. 62p per annum, London Borough of Brent.

Mobile Coverage: EE 02 Three Vodafone

Broadband: Super-fast 80Mbps

Satellite/Fibre TV Availability.

## 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+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	