



## Barnetts Court | Corbins Lane | Harrow | HA2 8EU

£129,950 Leasehold

David Conway & Co are pleased to offer this excellent ground floor one bedroom over 60's warden assisted retirement home, situated in this popular location close to Sainsburys and Asda supermarkets, in the middle of South Harrow's shopping centre with bus services, and approximately 250 yards to tube. The property has a 24'10 x 8'10 Lounge including open plan modern fitted kitchen, 14'9 x 8'10 bedroom. Must be seen!!!





- GROUND FLOOR RETIREMENT FLAT
- WARDEN ASSISTED FOR OVER 60'S ONLY
- 24'10 X 8'10 LOUNGE
- OPEN PLAN MODERN FITTED KITCHEN
- 14'9 X 8'10 BEDROOM
- MODERN BATHROOM/WC
- ELECTRIC STORAGE HEATING
- UPVC DOUBLE GLAZED
- RESIDENTS LOUNGE & LAUNDRY ROOM
- NEAR SHOPS & TUBE

## Property Description:

### COMMUNAL ENTRANCE

Entry-phone call point, entrance door to:- Ground floor reception hall, access to residents lounge laundry room & wardens office, and lift to first floor.

### ENTRANCE HALL

Built in cupboard with copper hot water cylinder and immersion heater, doors to:-

### LOUNGE

24" 10" x 8' 10" (7.57m x 2.69m) Upvc double glazed rear aspect window overlooking gardens, electric storage heater, emergency call point, entry phone call point, open plan with:-

### KITCHEN

Range of gloss white wall units, & matching base units with laminated worktops over, inset stainless steel single bowl sink unit with mixer taps, electric cooker, plumbed for washing machine, refrigerator and freezer under breakfast bar, fitted carpet, electric wall mounted heater.

### BEDROOM

14' 9" x 8' 10" (4.5m x 2.69m) Upvc double glazed window overlooking gardens, emergency call point, electric storage heater.

### BATHROOM/WC

Panelled bath with wall mounted shower and curtain rail, pedestal wash basin, low level wc, mainly tiled walls, heated fan heater.

### COMMUNAL GARDENS

Well kept with seating areas.

## CURRENT SERVICE CHARGE

£187 per month

## Tenure

Leasehold with 71 years currently unexpired (As advised)

## Council Tax Band C

Council tax payable £1345 per annum

## Viewing Arrangements

Strictly by appointment

## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





