



Eastcroft House | Northolt Road | Harrow | HA2 0ER

Two bed apartment in a sought after 2008 built development, first floor with lift, separate kitchen. gas central heating double glazing and only a short walk to shops & tube. Offered with no onward chain.

Asking Price Of £275,000

Leasehold



- **PUBLIC NOTICE**

Notice of Offer

11 Eastcroft, 86 Northolt Road, South Harrow HA2 0ER We advise that an offer has been made for the above property in the sum of £275,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. David Conway and Co., 269 Northolt Road, South Harrow. Middx. HA2 8HS Tel 020 8422 5222

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- TWO BED APARTMENT BUILT 2008

- HIGHLY SOUGHT AFTER DEVELOPMENT

- FIRST FLOOR WITH LIFT

- LARGER THAN AVERAGE 23'10 LOUNGE/DINING ROOM

- 12'8 X 11'3 & 10' X 7'3 BEDROOMS
- COMMUNAL ROOF TERRACE & GARDENS
- GAS CENTRAL HEATING DOUBLE GLAZED
- APPROX 143 YEAR LEASE
- APPROX 150 YARDS TO TUBE
- NO CHAIN

Property Description

ENTRANCE

Communal entrance with entryphone call point, security fob entry, communal hotel style lobby, porcelain tiled flooring, seating area, post boxes, stairs and lifts to all floors, first floor communal hallways, private entrance door to:-

ENTRANCE HALL

Walk in storage cupboard housing gas central heating boiler, doors to:-

BATHROOM

Modern white suite comprising steel panelled bath with bath shower mixer taps. Pedestal wash hand basin, close coupled wc, part tiled walls, glazed shower screen, tiled floor, radiator.

BEDROOM ONE

12' 8" x 11' 3" (3.86m x 3.43m) Upvc double glazed windows, radiator.

BEDROOM TWO

10' 0" x 7' 3" (3.05m x 2.21m) Upvc double glazed windows, radiator.

DOOR FROM ENTRANCE HALL TO INNER HALLWAY WITH OPEN PLAN :-

KITCHEN

9' 6" x 6' 1" (2.9m x 1.85m) Modern fitted kitchen comprising - range of white high glass finished wall units with cornice and light rails. Matching base units with laminated worktops over. Inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, plumbed for washing machine, space for fridge freezer, built under double oven with fitted gas hob, extractor canopy over and stainless steel splash-back, tiled flooring.

Opening onto :-

LOUNGE/DINER

23' 10" x 10' 4" (7.26m x 3.15m) Upvc double glazed windows, fitted cupboards, radiator.

GARDENS

Communal roof terrace and landscaped communal gardens to rear of block.

PARKING

We are informed that there is a council owned private car park opposite the development which occupiers may be able to obtain a permit to park there subject to charges and availability.

SERVICE CHARGE

£94.59 per month (as advised)

GROUND RENT

£250.00 per annum (as advised)

Tenure

Leasehold - 142 years unexpired (as advised)

Council Tax Band

C - £1359.00 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.



