



Grove Avenue | | Pinner | HA5 5NX

David Conway & Co. are pleased to offer this recently refurbished ex-local authority, two bedroom ground floor flat. The property has a separate recently installed kitchen with new appliances, utility room, bathroom with separate w.c. new flooring, double glazed, gas central heating. 93 years unexpired lease (as advised). Located approximately 1/2 mile from Pinner Metropolitan Line tube station and approximately 0.2 miles from the popular shopping parade on Marsh Road.

Asking Price Of £319,950

Leasehold



- TWO BEDROOM FLAT
- GROUND FLOOR
- RECENTLY REFURBISHED
- SEPARATE RECENTLY INSTALLED KITCHEN
- BATHROOM WITH SEPARATE W.C
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- 93 YEARS UNEXPIRED LEASE
- APPROX. 1/2 MILE FROM PINNER MET LINE STATION

Property Description

COMMUNAL ENTRANCE

ENTRANCE HALL

Radiator, doors to:-

RECEPTION ROOM

13' 10" x 11' 11" (4.22m x 3.63m) Upvc double glazed front aspect windows, picture rails, tiled fireplace, radiator.

KITCHEN

9' 2" x 13' 10" (2.79m x 4.22m) Modern fitted kitchen comprising a range of white fronted wall units. Matching base units with laminated worktops over. Inset stainless steel single bowl, drainer sink unit with mixer taps. Electric oven with hob and extractor hood over. Space for fridge/freezer. Part tiled walls, radiator. Upvc double glazed rear aspect window. Built in larder cupboard, laminate flooring. Door to:-

UTILITY ROOM

7' 3" x 3' 10" (2.21m x 1.17m) Upvc double glazed rear aspect window, plumbed for washing machine, wall mounted gas central heating combination boiler.

BEDROOM ONE

10' 10" x 11' 10" (3.3m x 3.61m) Upvc double glazed dual aspect windows, radiator, two built in storage cupboards.

BEDROOM TWO

12' 05" x 9' 10" (3.78m x 3m) Upvc double glazed dual aspect windows, built in cupboard, radiator.

BATHROOM

White suite comprising acrylic panelled bath with mixer taps and shower unit over. Pedestal wash hand basin, fully tiled walls, tiled floor.

SEPARATE W.C.

White coloured low level w.c., tiled floor.

PARKING

Unallocated on street parking

SERVICE CHARGE

£387.26 per annum (as advised)

GROUND RENT

£10 per annum (as advised)

LEASE

93 Years Unexpired (As advised)

Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

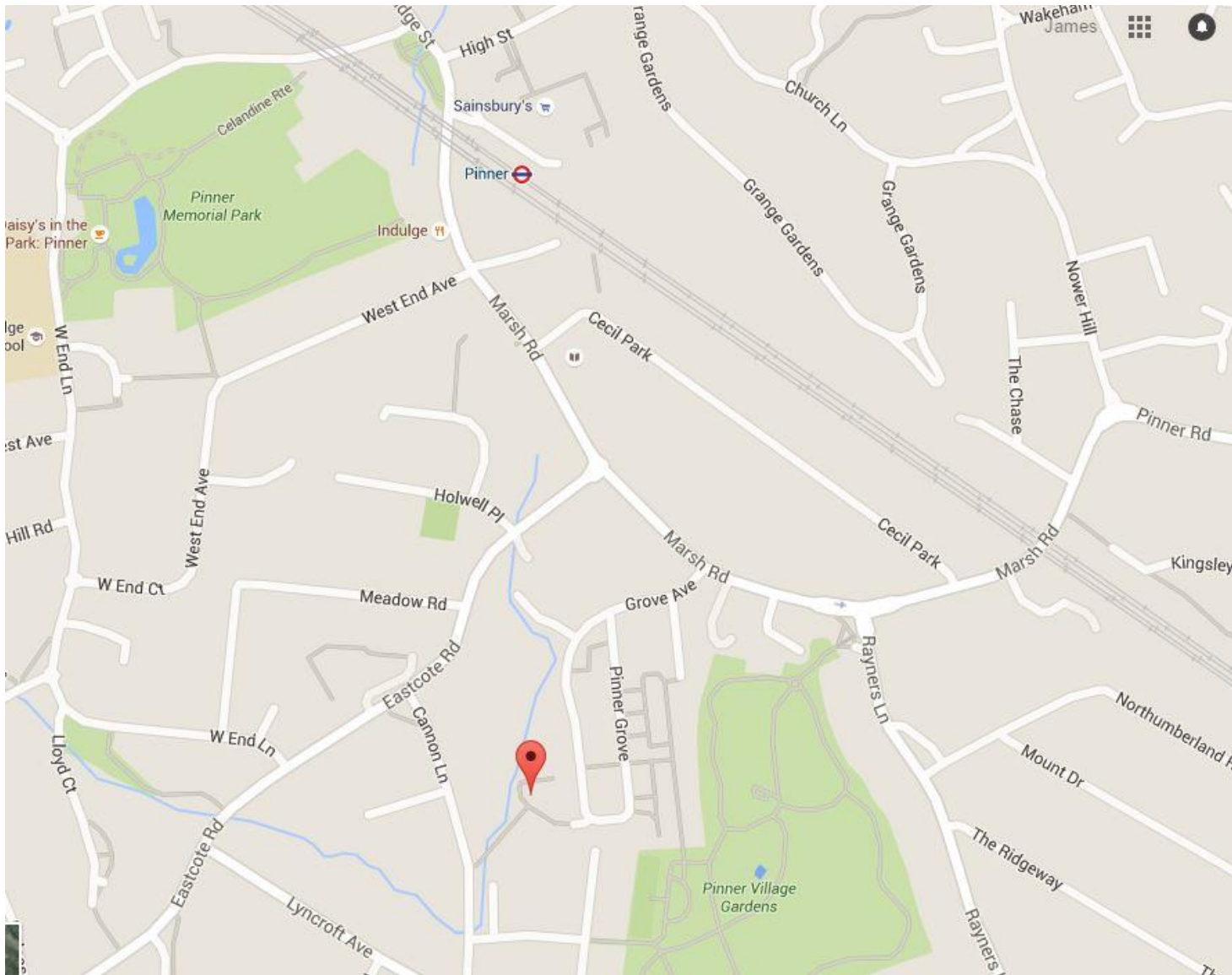
Strictly by appointment

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	