



Bridge Court, Stanley Road | Harrow | HA2 8FE

David Conway are pleased to offer this 2008 built two bedroom third floor flat, with lift, situated in this popular development with 125+ years lease, just 250 yards from South Harrow's busy shopping centre with Piccadilly Line tube and bus station.

Asking Price Of £339,950

Leasehold



- 2008 BUILT 3RD FLOOR FLAT WITH LIFT
- TWO BEDROOMS
- 15'4 x 11'9 LOUNGE WITH BALCONY
- OPEN PLAN KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- 125+ YEARS LEASE
- VIDEO ENTRYPHONE SYSTEM
- RESERVED UNDERGROUND PARKING
- 250 YARDS FROM SHOPS & TUBE

Property Description

COMMUNAL ENTRANCE WITH ENTRYPHONE

Door to:-

LARGE COMMUNAL LOBBY

Access to stairs and lifts.

ENTRANCE HALL

Built in storage cupboard housing gas central heating combination boiler, wood effect laminate flooring, video entryphone.

LOUNGE/OPEN PLAN KITCHEN

15' 4" x 11' 9" (4.67m x 3.58m) Triple aspect upvc double glazed windows, radiator, door to BALCONY

KITCHEN AREA

White gloss wall units, matching base units with laminated worktops, inset stainless steel sink unit with cupboards under and mixer taps, integrated washing machine, fridge freezer, electric hob with extractor over, built in under oven.

BEDROOM ONE

12' 3" x 10' 0" (3.73m x 3.05m) Upvc double glazed window, radiator, wood effect laminate flooring.

BEDROOM TWO

7' 0" x 6' 9" (2.13m x 2.06m) Upvc double glazed window, radiator, wood effect laminate flooring.

BATHROOM/WC

Modern white suite panelled bath with shower screen and shower/mixer taps, vanity wash basin with cupboards under, low level wc, heated ladder style towel rail, fully tiled walls, extractor fan.

COMMUNAL GARDENS

RESERVED UNDERGROUND PARKING

For one car.

Tenure

Leasehold 125 YEARS +

SERVICE CHARGE

£1,400 EVERY 6 MONTHS INCLUDING CENTRAL HEATING,
WATER BILLS AND BUILDING INSURANCE (AS ADVISED)

GROUND RENT

£290 (AS ADVISED)

Council Tax Band

C

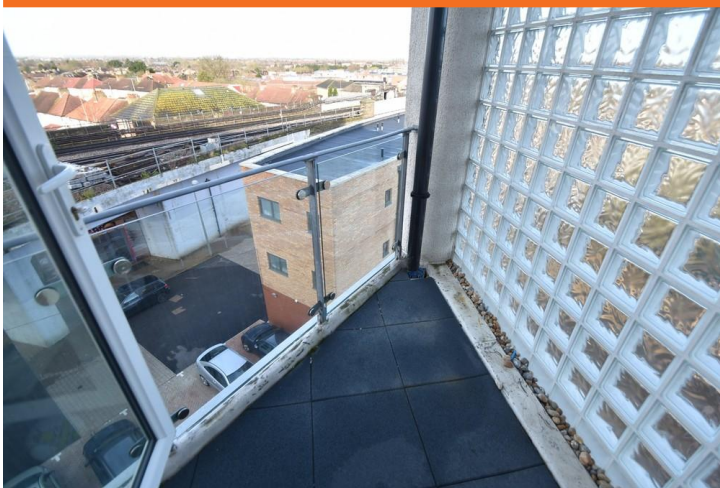
Viewing Arrangements

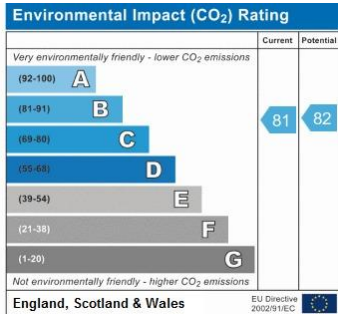
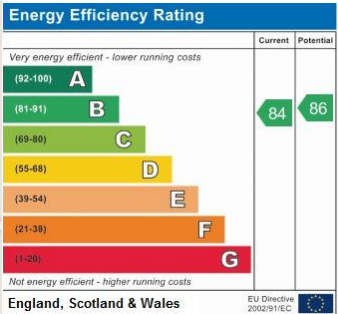
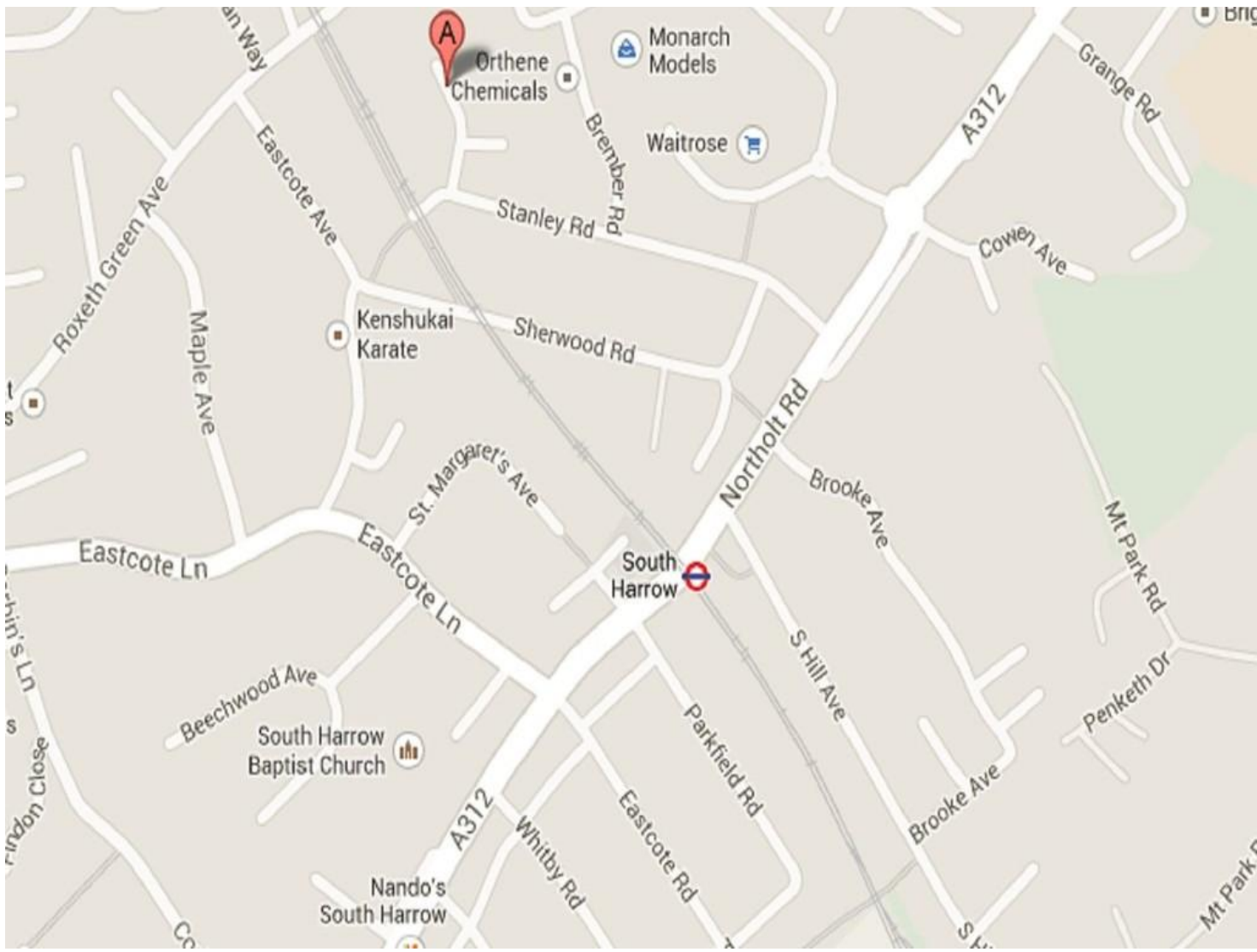
Strictly by appointment

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.





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