



COLLEGE ROAD, MIDDLESEX, HA1

OIEO £250,000 LEASEHOLD

## CHARMING FLAT FOR SALE - CALLING ALL INVESTORS!

Tenure: Leasehold (104 Years Approx.)

Service Charge: £200.89 per Month

Ground Rent: £100.00 per Annum

Council Tax Band: C

EPC Rating: C

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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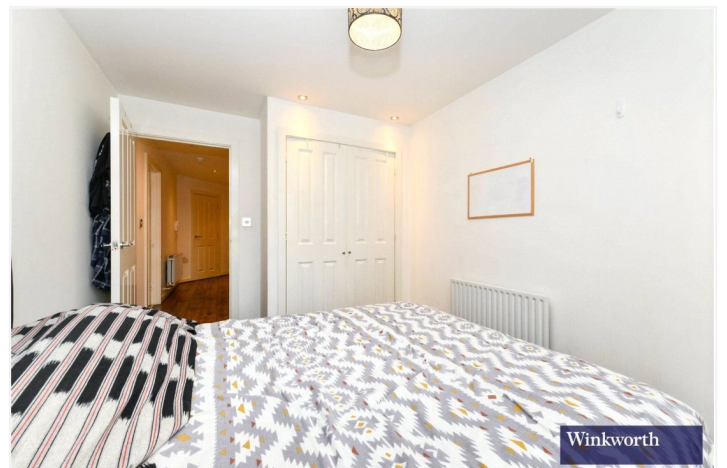
### DESCRIPTION:

Situated in the heart of Central Harrow is this charming one bedroom apartment, comprising of a large double bedroom, fully fitted bathroom, modern kitchen and a light filled open plan living area.

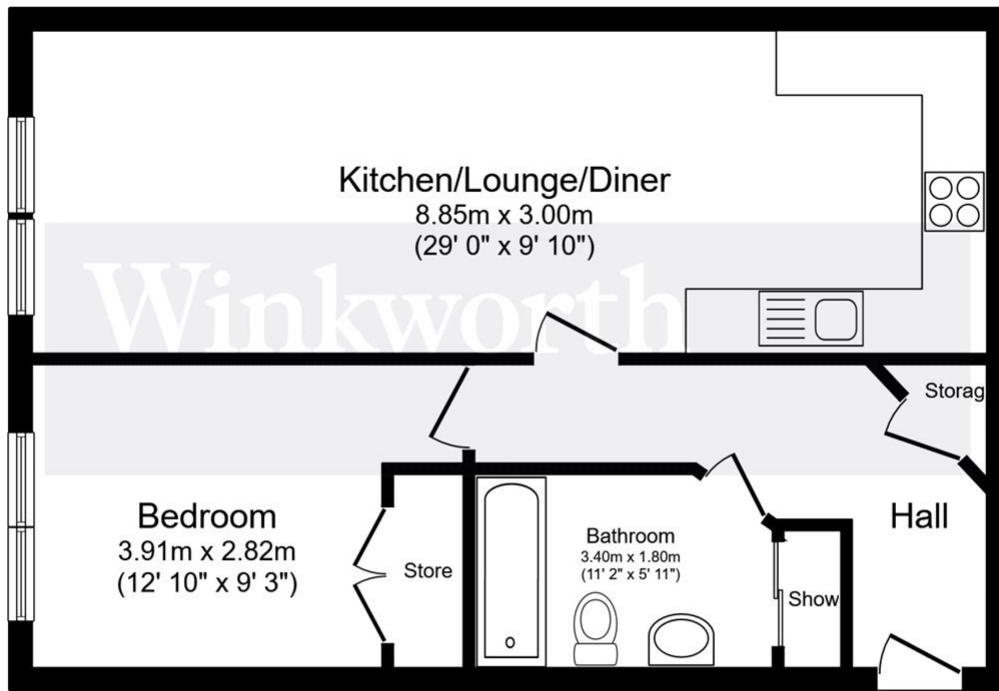
Offered for sale with no upper chain, this apartment is a perfect purchase for a first time buyer, looking to take their first step onto the property ladder, or an avid landlord, seeking their next investment.

Roxborough Heights is conveniently located less than 0.5 miles from Harrow-on-the-Hill Underground Station and Central Harrow's vast array of shopping, dining and leisure amenities are mere moments away!

Further benefits include unexpired leasehold of approximately 104 years and a concierge service.







Total floor area 52.4 m<sup>2</sup> (564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold  
**Term:** Expires - 05/04/2128  
**Service Charge:** £2040 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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