



HANBURY COURT, HARROW, MIDDLESEX, HA1
£175,000 LEASEHOLD

RETIREMENT FLAT FOR SALE

Tenure: Leasehold
Term: 92 years Remaining (approx.)
Service Charge: £3700 per annum
Ground Rent: £300 Annually (subject to increase)
Council Tax Band: E

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

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DESCRIPTION:

Winkworth Harrow are delighted to announce the instruction on this well maintained two bedroom, First Floor RETIREMENT FLAT in the popular Hanbury Court Development, set in the midst of Central Harrow.

A lovely two bedroom first floor flat set within a warden assisted development for those aged 60 and over. The flat benefits from access to communal areas including the residents lounge, coffee room, laundry facilities and guest suite for visitors.

The flat boasts a large living space, two generous bedrooms, a fully fitted kitchen and a well-equipped bathroom. In need of some modernisation, this is the ideal chance to make this property your home.

Hanbury Court is located on Northwick Park Road between Manor Road and Gayton Road. Harrow Town Centre and Northwick Park Surgery are close by. This central Harrow location offers the convenience of local amenities as well as easy access to and from further away, boasting no less than 4 train stations within one mile, as well as several bus routes.

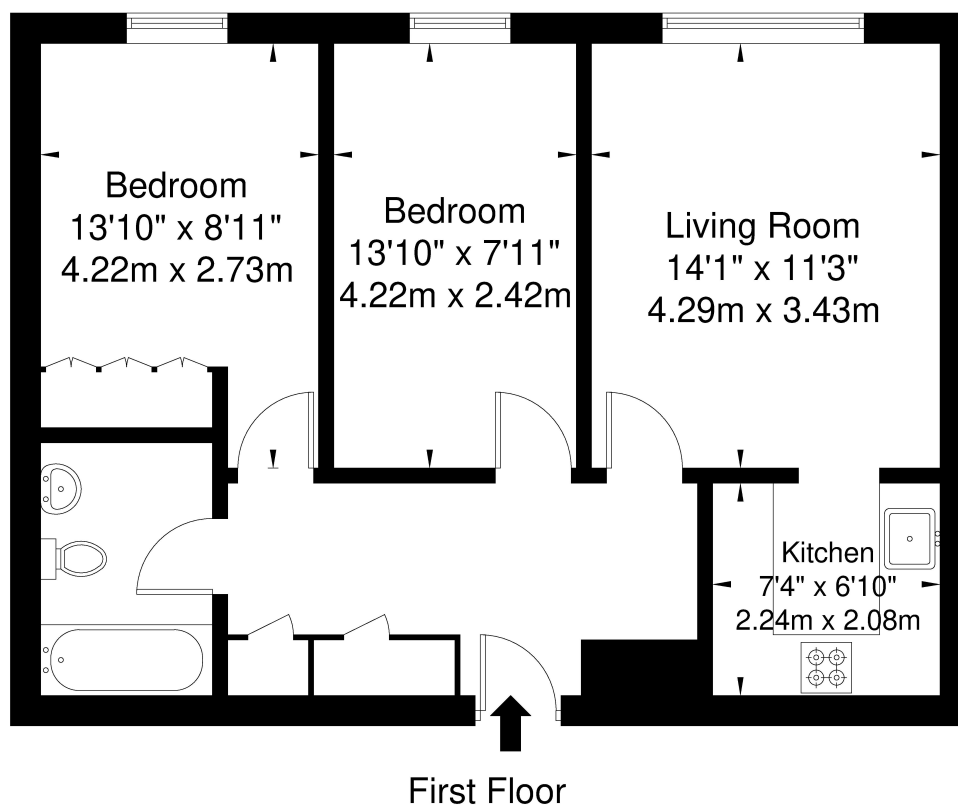




Hanbury Court, Northwick Park Road

Harrow HA1 2LR

Approx. Gross Internal Area = 57.4 sq m / 617 sq ft



Ref

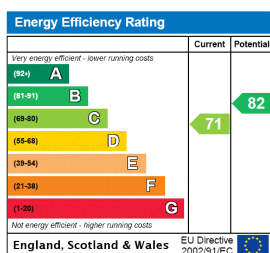
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.



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