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ROBERTSON
PHILLIPS

Estate Agents



Uxbridge Road, Pinner

Offers in Excess of
£199,000



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A bright and modern One Bedroom first floor Retirement flat situated in the heart of Hatch End which benefits from local shops, supermarket and transport, including station.

Comprising lounge/dining room, kitchen, double bedroom and shower room/wc. Benefits include double glazing, security entryphone system, communal lounge, guest suite, attractive gardens, underground parking and lifts to all floors and extended lease. **NO UPPER CHAIN.**



First Floor

Hallway

Display cabinet with double doors.

Lounge/Diner 17' 3" x 10' 3" (5.25m x 3.12m)

Spacious lounge/diner with window to front.

Kitchen 7' 11" x 6' 11" (2.41m x 2.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, integrated, electric fan assisted bosch oven, built-in four ring electric bosch hob with extractor hood over, vinyl flooring, space for fridge/freezer and washing machine, open plan to lounge/diner.



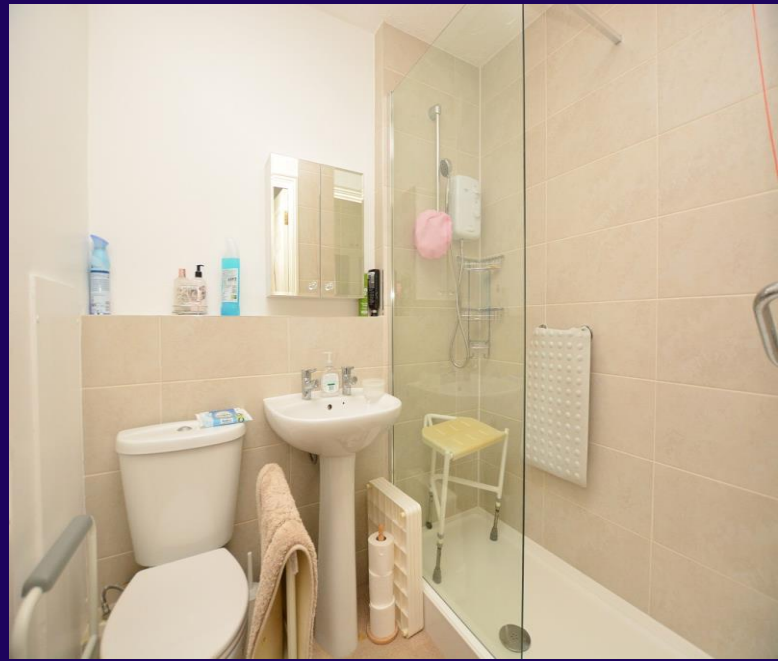
Bedroom 13' 11" x 8' 7" (4.24m x 2.61m)
Bright room with window to front and double fitted wardrobes.

Airing cupboard
Housing immersion heater and water tank.

Parking via underground carpark

Council Tax Band: D
EPC Rating: C
Tenure: Leasehold - 155 years remaining

Service Charge
£654.18 a Quarter / No ground rent

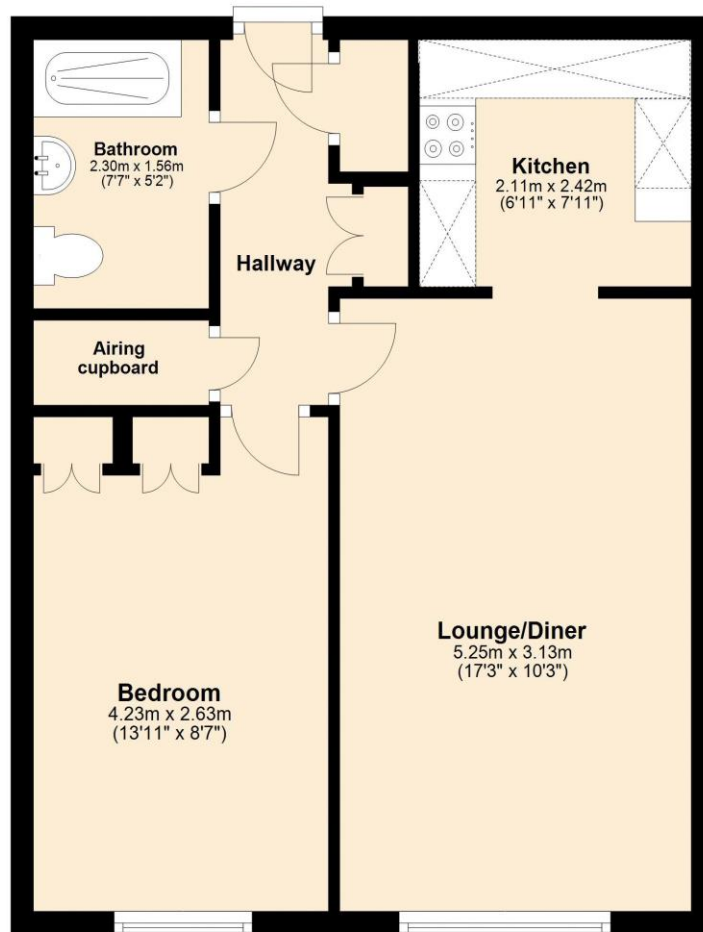


KEY FEATURES:

- One Bedroom ● Fitted Kitchen ● Spacious Lounge/Diner ● Communal Gardens ●
- Underground Parking ● Extended Lease
- Location Hatch End

Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 43.7 sq. metres (470.5 sq. feet)

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



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.

