



Offers over £385,000
Lime Tree Court - The Avenue - Hatch End - Pinner -
HA5



 **2**
Bedrooms

 **2**
Bathrooms

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020 8909 9977



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Sonia Estates are pleased to offer to the market this Stunning Two Double Bedroom / Two Bathroom 1st Floor Purpose Built Apartment On The Avenue Situated In Lime Tree Court, Hatch End.

The Accommodation Comprises Of A Spacious Entrance Hallway, Large Reception Room, Separate Fitted Kitchen, Two Bathrooms / One Of Which Is Ensuite To The Master Bedroom, Double Glazed With Additional Secondary Glazing, Gas Central Heating, Parking Available At The Rear Of The Block, Garage, Front & Rear Communal Gardens & Offered Chain Free!

Ideal First Time Buyer Or Buy To Let Opportunity

Located A Stones Throw Away From Hatch End Train Station & Easy Access To Hatch End High Street With Its Array Of Highly Regarded Restaurants, Bars, Coffee Houses, Cafes, Independent Shops, Barbers, Hair Dressers, Dessert Parlours, Supermarkets & Leisure Facilities Nearby

Easy Access To Stanmore, Pinner & Northwood

There Are Excellent Primary & Secondary Schools Within The Catchment.

Further Information

Lease: 900 Years Remaining

Service Charge: £1300 Per Year

Local Authority: London Borough Of Harrow

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

Viewings: Through Sonia Estates By Appointments Only

The Property Misdescription Act 1991

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



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Total Area: 84.2 m² ... 907 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

