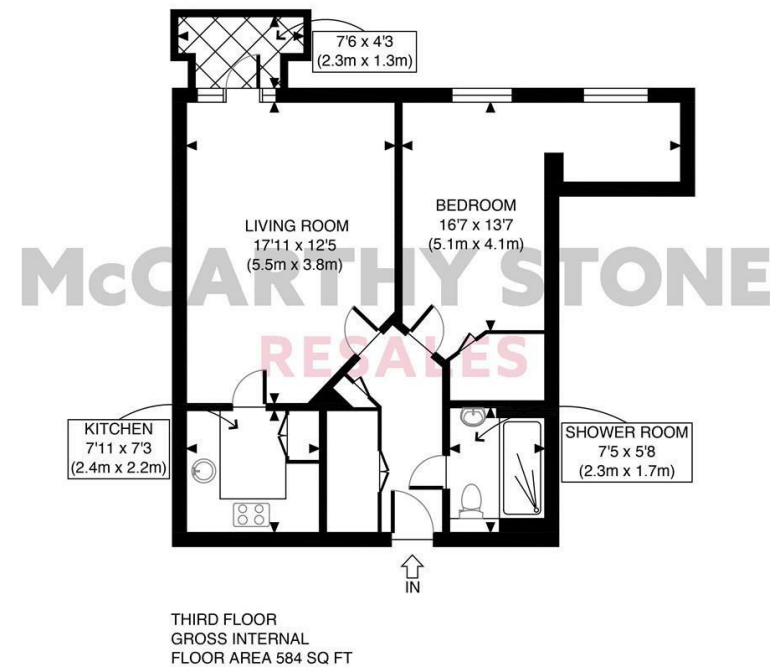


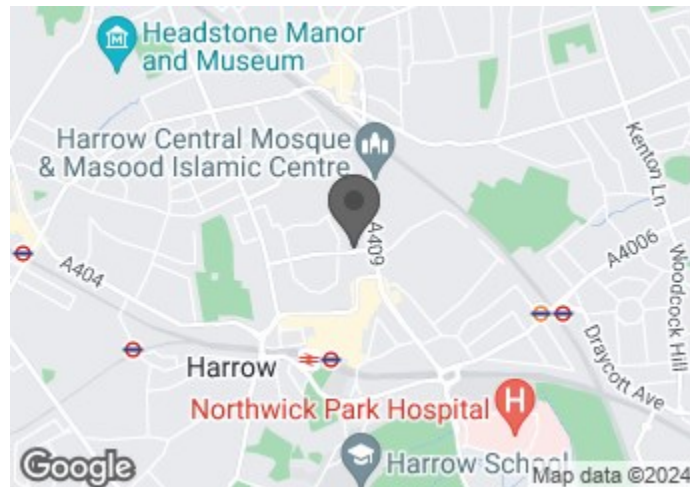
McCARTHY STONE RESALES

26 ROSEN HOUSE 11-17 HINDES ROAD, HARROW, HA1 1SH



APPROX. GROSS INTERNAL FLOOR AREA 584 SQ FT / 54 SQM	Rosen House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date: 13/02/24
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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Truly stunning.

An immaculately presented spacious one bedroom third floor apartment with balcony accessed from the living room, a large double bedroom with walk-in wardrobe and additional space currently used as a study, modern fully fitted kitchen and wet room style shower room.

All within the much sought after Rosen House retirement living development.

Viewings are highly recommended to fully appreciate this stunning apartment and development.

ASKING PRICE £380,000 LEASEHOLD

For further details, please call **0345 556 4104**

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11-17 HINDES ROAD, HARROW

1 BED | £380,000

SUMMARY

Rosen House is a high quality retirement development for those over 60 years of age, located in Harrow Town Centre with easy access to transport and shopping facilities. Whilst offering total independence to owners, there will be staff on hand and a 24hr emergency call system if required.

The house manager is on site between 9am to 2pm to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has camera door entry and 24-hour emergency call systems. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from a far, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

This third floor retirement apartment consists of one double bedroom and walk-in wardrobe benefitting from an extra space currently used as a study, a separate shower room and spacious living room opening onto a balcony with a southerly aspect. The separate fully fitted modern kitchen is positioned off the living room.

ENTRANCE HALL

Spacious entrance hall with a Hive thermostat. Off the entrance hall there is a walk-in storage/utility cupboard with shelving, ceramic tiled flooring housing a washer/dryer, water softener, heat exchange unit,

ventaxia unit and hot water cylinder. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

At Rosen House there is a communal central heating system controlled individually by the Hive thermostat positioned in each entrance hall. There is a monthly bill for heating and hot water.

LIVING ROOM WITH BALCONY

A beautifully presented bright and spacious living/dining room benefitting from double glazed patio door with windows to the side opening onto a delightful balcony with a southerly aspect. TV & BT points, SKY & SKY+ points and raised electric power sockets. Fitted carpets and two modern energy efficient wall mounted radiators.

KITCHEN

Modern fully fitted kitchen with tiled floor and an excellent range of high gloss wall and base units with contrasting worktops. Integral NEFF appliances include; waist height oven, microwave, induction hob with opaque glass splash back, stainless steel extractor hood, dishwasher and fitted fridge/freezer. Plinth lighting.

BEDROOM WITH STUDY AREA

A bright, beautifully presented and spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. This bedroom benefits from an additional space with window currently used as a study area making this delightful bedroom extra special. Modern wall mounted radiator, raised power points, TV and BT points. Full length double glazed windows with a southerly aspect.

SHOWER ROOM

Modern white suite includes; Fully tiled walk-in level

access thermostatically controlled shower with grab rails and glazed screen, close coupled WC and vanity unit with wash basin inset and storage below, illuminated mirror cabinet, electric ladder style towel warmer which is also connected to the central heating system.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,371.04 per annum (up to financial year end 31/03/2025).

LEASEHOLD

Lease length: 999 years from January 2018
Ground Rent: £425 per annum
Ground Rent review date: January 2033

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

