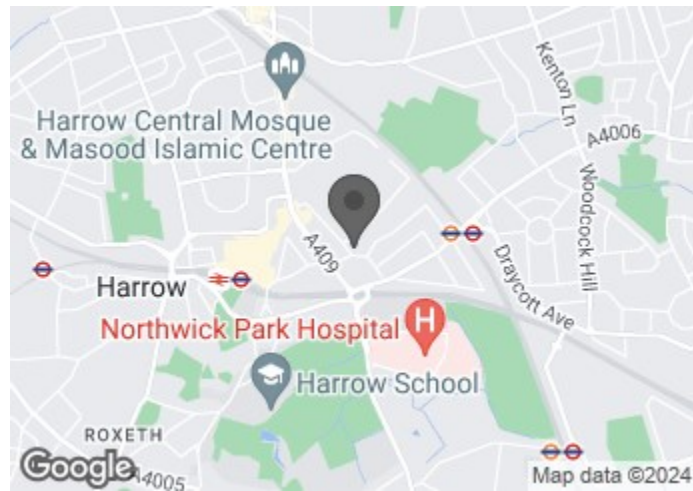


APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT / 56 SQM	Randolph House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 04/07/24
	photoplan

COUNCIL TAX BAND: D



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**

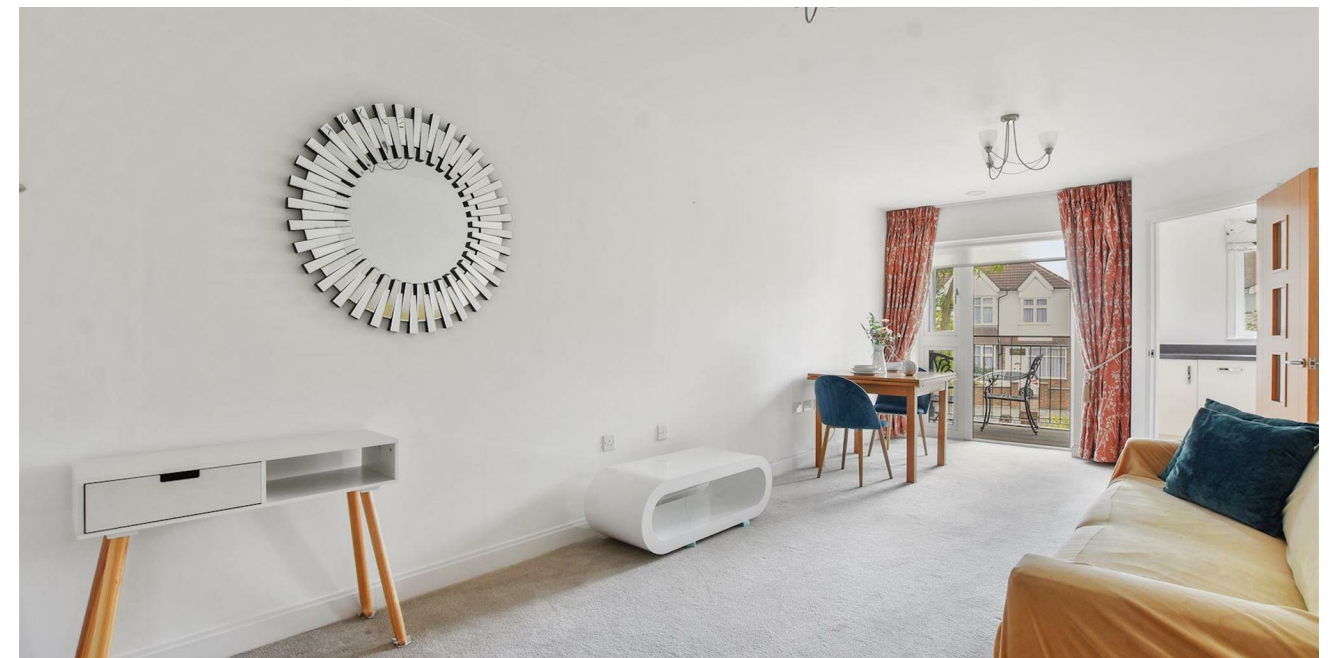
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**McCARTHY STONE
RESALES**

14 RANDOLPH HOUSE
2-12 NORTHWICK PARK ROAD, HARROW, HA1 2NU



A bright and spacious double bedroom first floor apartment with access onto a covered balcony is chain free and set within the sought after Randolph House retirement development close to all local amenities, tube/train stations and bus routes. Additional care packages available, staffed 24/7 and one hour per week of domestic help.

ASKING PRICE £420,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

NORTHWICK PARK ROAD, HARROW

1 BED | £420,000

SUMMARY

Randolph House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

This bright, southerly facing apartment comprises a modern fully fitted kitchen, underfloor heating thermostatically controlled in all rooms, fitted and tiled shower room, spacious double bedroom and a large bright living room opening onto a covered balcony. 24 hour emergency call system.

Communal facilities include a club lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and a restaurant which has table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Randolph House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Randolph House is conveniently located within the affluent and charming area of Harrow, Northwest London, where you can enjoy village style living. Residents of Randolph House benefit from a

well-established community with plenty of amenities, including supermarkets, post office, GP and pharmacy close to home. The area boasts more than 50 parks and green areas, making it a highly desirable place to live. Randolph House is close to three tube stations and a mainline station, as well as excellent road links and major bus routes.

ENTRANCE HALL

Front door with spyhole leads to the entrance hall, the 24 hour emergency response system is wall mounted. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

A bright and very well presented and spacious living/dining room benefitting from a glazed patio door with window to side benefits from a southerly aspect and opens onto a decked and covered balcony with exterior lighting. Ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen

KITCHEN

Fully fitted modern style kitchen with high gloss cupboard doors and contrasting work surfaces. Contemporary ceiling lights. Stainless steel sink and drainer with chrome mixer tap sitting below electronically operated windows. There is an integrated fridge/freezer, dishwasher, and a fitted waist height electric oven and built-in microwave oven above. There is also a fitted electric ceramic hob with stainless steel extractor hood over and opaque glass splash back.

BEDROOM

A spacious double bedroom with door to walk-in wardrobe fitted with drawers, shelving and hanging rails.

Underfloor heating, TV and phone point and ceiling lights. Full length windows allowing plenty of natural light.

SHOWER ROOM

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, fitted illuminated mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower with grab rails, tiled walls and slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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 the service charges please contact the property consultant or estate manager.

Service charge: £9,705.51 per annum (for financial year end 30/06/2025)

LEASEHOLD

Lease 999 years from January 2017

Ground Rent: £435 per annum

Ground Rent Review Date: January 2032

ADDITIONAL INFORMATION & SERVICES

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

