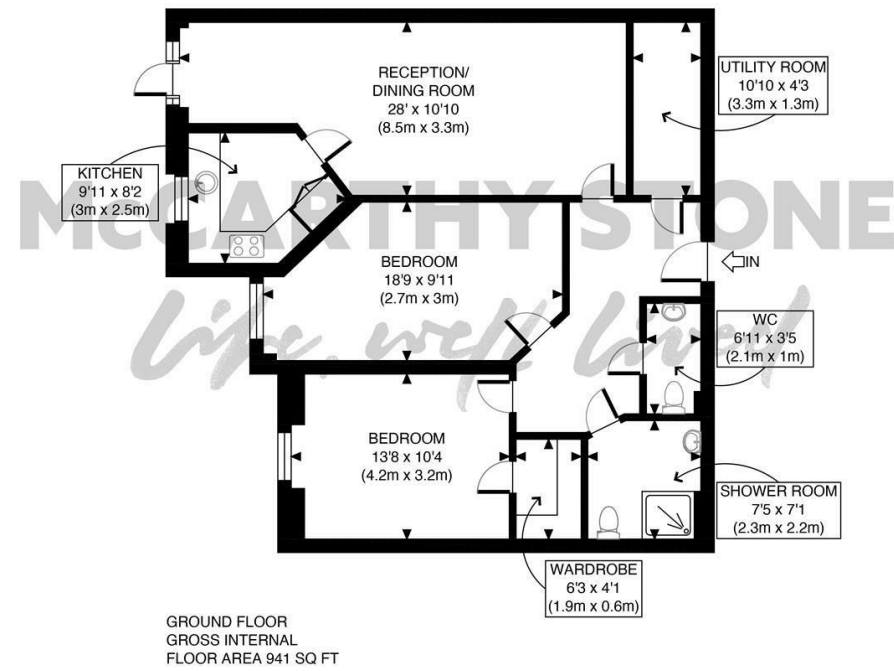


1 Randolph House

2-12 Northwick Park Road, London, HA1 2NU



APPROX. GROSS INTERNAL FLOOR AREA 941 SQ FT / 87 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 13/06/24 photoplan



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Asking price £460,000 Leasehold

This beautifully presented, bright and spacious two double bedroom ground floor apartment 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.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Northwick Park Road, Harrow

2 bed | £460,000

Local area

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.

The apartment comprises a modern fully fitted kitchen, underfloor heating thermostatically controlled in all rooms, fitted and tiled shower room, guest WC, two spacious double bedrooms and a bright and spacious living room. 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 spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, both bedrooms, shower room and a guest WC/cloakroom.

Living Room

This spacious living room has double glazed patio door with windows to side opening onto a paved patio area making the room bright and airy. The decor is modern and neutral. A feature fireplace gives the room an elegant focal point. This spacious room provides space for dining too. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Two ceiling light points. Part glazed door lead into a separate kitchen.

Kitchen

This modern kitchen has an excellent range of base and wall units fitted with contrasting worktops and quality appliances, including waist height electric oven and microwave above, ceramic hob with a stainless steel extractor hood and opaque glass splash back, an integral fridge/freezer and dishwasher. Everything is laid out to make cooking and cleaning as effortless as possible.

Bedroom One

This spacious bedroom has a convenient walk-in wardrobe with plenty of hanging and storage space. Full length windows. TV and telephone point and raised power points.

Bedroom Two

This second double bedroom is of ample proportions which could have alternative uses such as a separate dining room, hobby room or study/library. Full length double glazed window. TV point. Power sockets.

Shower Room

Fully tiled shower room with a level access walk in shower fitted with a glass screen and grab rail. Close coupled WC. Vanity unit with inset wash basin and illuminated mirror above. Heated towel rail. Emergency pull-cord.

WC/Cloakroom

Tiled and fitted with a close coupled WC, wash-hand basin with mirror above 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 your property consultant or estate manager.

Service charge: £12,974.26 p.a (for financial year end 30/06/2025).

Leasehold

Lease 999 years from January 2017
Ground Rent: £510 per annum
Ground Rent Review Date: January 2032

Additional Information & Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric underfloor heating in all rooms
- Mains drainage

