

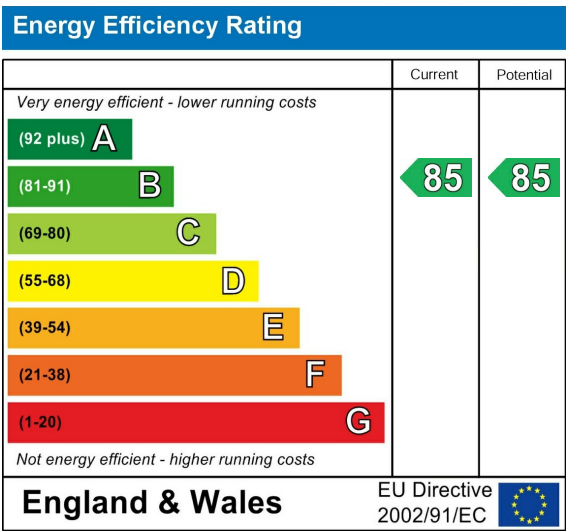
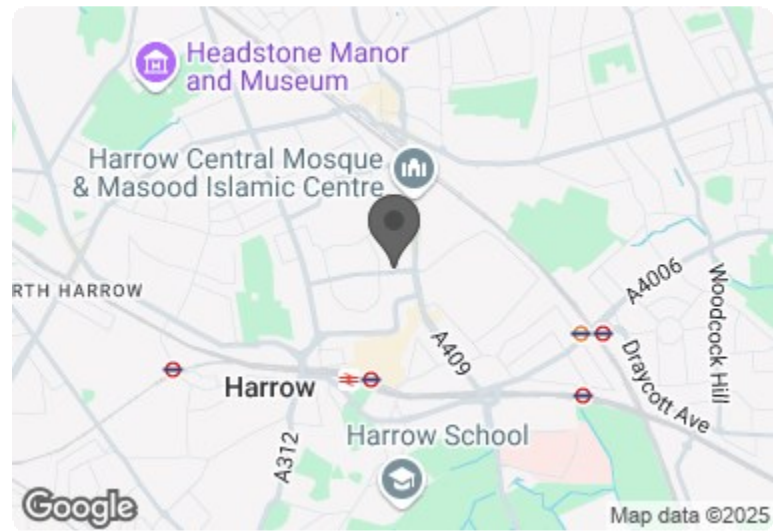
## 2 Rosen House

11-17 Hindes Road, Harrow, HA1 1SH

PRICE  
REDUCED



Council Tax Band: C



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PRICE REDUCTION

Asking price £330,000 Leasehold

An immaculately presented spacious one bedroom ground floor apartment with patio accessed from the living room, a double bedroom with walk-in wardrobe, 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.

Call us on 0345 556 4104 to find out more.



# Hindes Road, Harrow

## 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 during working hours 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 ground floor retirement apartment consists of one double bedroom, a separate shower room and spacious living room opening onto a paved patio area with a southerly aspect. The separate modern kitchen is positioned off the living room.



## Entrance Hall

Spacious entrance hall with walk-in storage/utility cupboard with ceramic tiled flooring housing a washer/dryer, hot water cylinder and shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

## Living Room with patio

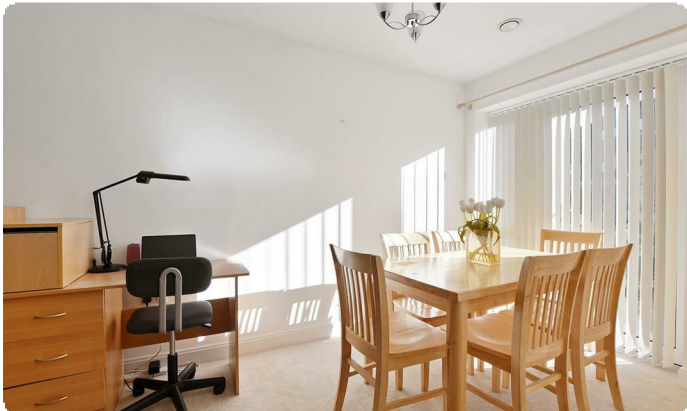
A bright and spacious living/dining room benefitting from double glazed patio door with windows to the sides opening onto a paved patio area with a southerly aspect. TV & BT points, SKY & SKY+ points and raised electric power sockets. Fitted carpets and modern energy efficient wall mounted panel heaters.

## Kitchen

Modern fully fitted kitchen with tiled floor and a range of high gloss wall and base units with contrasting worktops. Integral NEFF appliances include; waist height oven, microwave, ceramic four ring hob with opaque glass splash back, stainless steel extractor hood, dishwasher and fitted fridge/freezer. Electronically operated window for ease of use. Plinth lighting.

## Bedroom

A bright, beautifully presented and spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Modern wall mounted panel heater, raised power points, TV and BT points. Full length double glazed window with a southerly aspect.



# 1 Bed | £330,000

## 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, double width illuminated mirror cabinet, electric ladder style towel warmer and emergency pull cord.

## 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: £3,371.01 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



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