

Lloyd Court

Pinner • • HA5 1EG
Asking Price: £350,000



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est 1986

Lloyd Court

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Introducing to the market this brand new two bedroom ground floor maisonette with no onward chain. A perfect property for a first time buyer or an investor alike. For someone who is happy to take on a bit of a project to personalise the property to however they would like. With it's location being central Pinner it is ideal for someone who is a regular commuter to central London and of course the high street of Pinner itself with an array of shops, restaurants and convenience stores.

Ground floor Maisonette

Two Bedrooms

One Bathroom

Chain Free

Spacious interior

Fitted Kitchen

Quiet Area

Ample Storage

Generous sized garden

642sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Lloyd Court is ideally located between Old Eastcote, Pinner Village and Ruislip High Streets and their variety of shops, restaurant, schools, parks and amenities. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Cannon Lane Primary School, Pinner High School and West Lodge Primary School. For the motorist, the A40/M25 is only a short drive away providing access to London and the Home Counties.

Description

The property comprises of two large bedrooms, one of which has a garden view. There is also one large bathroom with storage space within and a spacious fitted kitchen with back garden access. To add to that there is a 17ft living/dining room. Finally there is also plenty of storage space throughout the property.

Outside

To the front of the property is a front garden. There is side access to the back garden which is mostly laid to lawn along with storage area.





Schools:

Cannon Lane Primary School (0.10 miles)
Pinner High School (0.89 miles)
West Lodge Primary School (0.92 miles)



Train:

Eastcote (0.67 miles)
Pinner (0.98 miles)
Ruislip Manor (1.23 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (85-88)		
B (82-84)		
C (79-81)		
D (76-78)		
E (73-75)		
F (69-72)		
G (65-68)		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.