

Nugents Court, St. Thomas Drive

Pinner • • HA5 4SR
Offers In Excess Of: £350,000



coopers
est 1986

Nugents Court, St. Thomas

Pinner • • HA5 4SR

This well presented two bedroom, two bathroom apartment offers a great opportunity for a first time buyer, downsizer or investors. It boasts bright and spacious interiors throughout. It also benefits from a sizeable balcony too. With it being situated in the heart of both Pinner and Hatch End, it makes for perfect access into central London and all local towns.

Apartment

Two Bedrooms

One Bathroom

Prime Location

Modernised Throughout

Second Floor

Parking Available

14ft Kitchen

Balcony

581sq.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

Situated in the heart of Pinner, Nugents Court is within walking distance of Pinner Village and Hatch End high street with an abundance of boutique shops, restaurants, coffee houses and supermarkets. There are excellent transport facilities nearby including the Metropolitan Line at Pinner Station, the Overground services at Hatch End Station, and several local bus routes. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

Description

The apartment offers two very sizeable double bedrooms filled with natural light as well as a clean family bathroom. There is also a large fully fitted modernised kitchen as well as an impressive 12ft living room from which you can access the balcony to enjoy the onward views and further natural light.

Outside

To the outside of the property there is ample parking spaces as well as a sizeable balcony.





Schools:

Reddiford School 0.4 miles
St John Fisher Catholic Primary School 0.5 miles
Nower Hill High School 0.5 miles



Train:

Hatch End Station 0.6 miles
North Harrow Station 0.9 miles
Pinner Station 1.2 miles



Car:

M4, A40, M25, M40



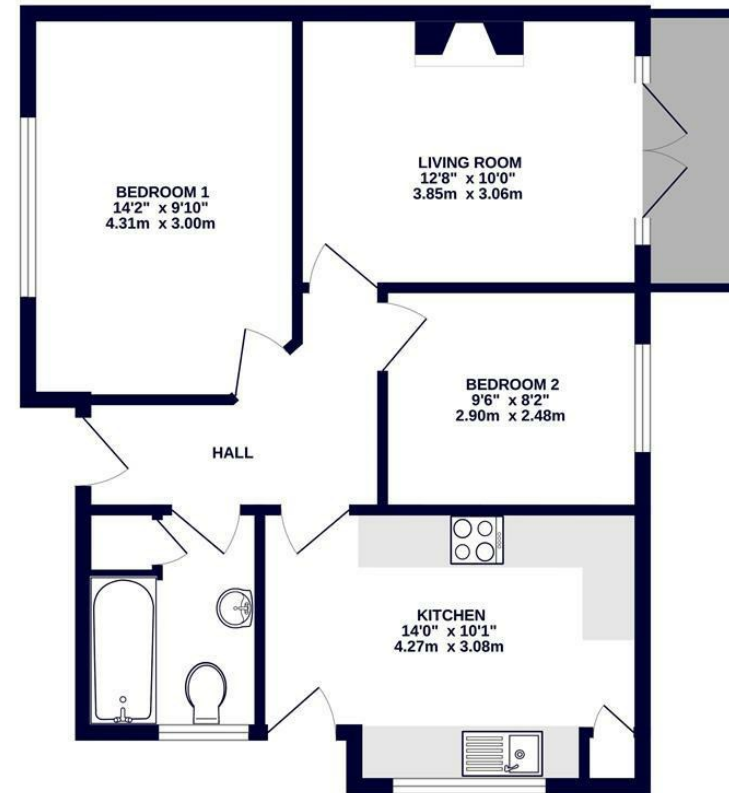
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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0208 017 6000

18 Bridge Street, Pinner,
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		66	77

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.