



## Tylers Court, Vicars Bridge Court Wembley, HA0



**FOR SALE £325,000 Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

## Well-Presented Two Double Bedroom Flat in a Quiet Cul-de-Sac

### Overview:

This beautifully presented two double bedroom flat is situated in a quiet residential cul-de-sac, offering a peaceful living environment while being conveniently located within easy reach of local amenities and excellent transport links. Perfect for first-time buyers, downsizers, or investors, this property is ready to move into and will be sold with no onward chain. With a long lease of 996 years remaining and manageable service charge at £107.00 per month this a must buy!

### Key Features:

- **Two Double Bedrooms:** Both bedrooms are generously sized and feature built-in wardrobes, providing ample storage space.
- **Spacious Eat-In Reception Room:** The double aspect reception room is bright and airy, offering plenty of space for dining and relaxing.
- **Separate Kitchen:** The well-appointed kitchen is designed for convenience, offering plenty of storage and counter space for meal preparation.
- **Secure Intercom System:** Ensures peace of mind with controlled access to the building.
- **Allocated Off-Street Parking:** The property includes a dedicated parking space, providing added convenience for residents.
- **No Onward Chain:** The property is ready for immediate occupation, with no chain involved, making the buying process straightforward and stress-free.
- **Long Lease:** 996 Years Remaining
- **Excellent Transport Links:**
  - **Alperton Underground Station (Piccadilly Line):** Just a short distance away, providing quick and easy access to Central London and beyond.
  - **Hanger Lane (Central Line):** Another nearby station, offering additional transport options for commuting and travel.
- **Close to Local Amenities:** The flat is conveniently situated near shops, restaurants, and other essential amenities, ensuring everything you need is within easy reach.
- **First-Time Buyers:** A perfect starter home offering a blend of comfort, convenience, and value.
- **Investors:** The property's location and features make it an attractive option for rental opportunities.
- **Downsizers:** Ideal for those looking to downsize to a manageable and well-located property.

We highly recommend scheduling a viewing to fully appreciate the quality, space, and location of this lovely flat. With its modern features, convenient location, and no onward chain, this property represents a fantastic opportunity.

Contact us today to arrange your viewing and take the first step towards making this your new home!

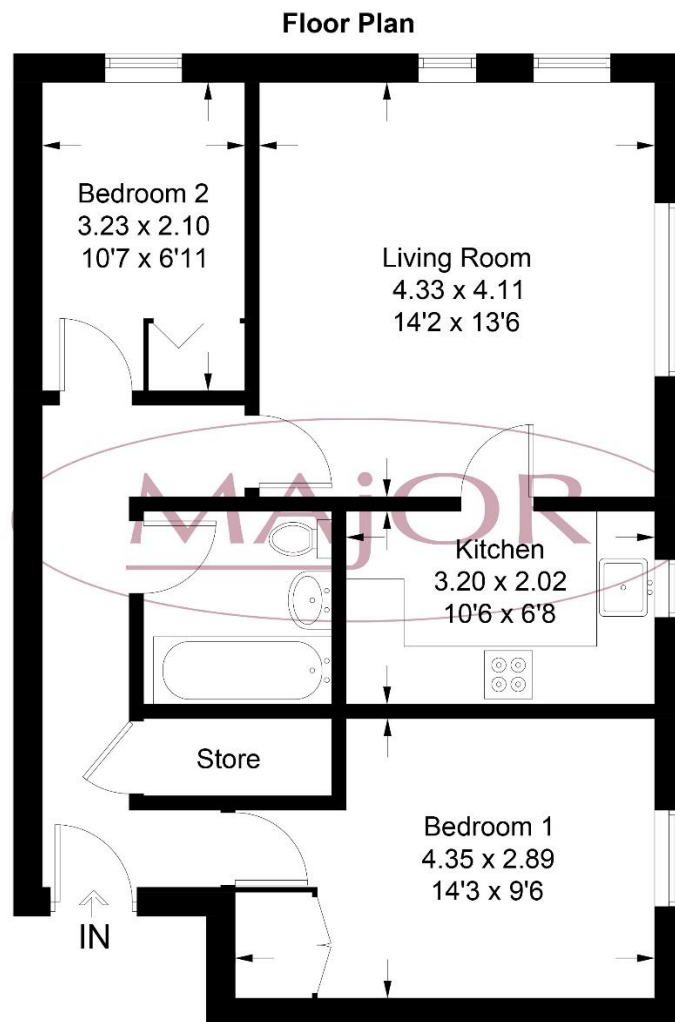


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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Approximate Gross Internal Area  
58.2 sq m / 626 sq ft

Illustration for identification purposes only; measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1120078)

## Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

