

3 Brandreth Court

Sheepcote Road, Harrow, Middlesex, HA1 2JU



PRICE: Offers in the Region Of £125,000 **Lease: 125 years from 1990**

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR

Offering a lounge giving access to the communal gardens via a patio door, kitchen, bedroom and bathroom. Brandreth Court is situated close to the town centre with many bus stops and shops/banks/shopping centres, Harrow on the Hill station, The Northwick surgery, Kenton recreation park and Northwick park. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

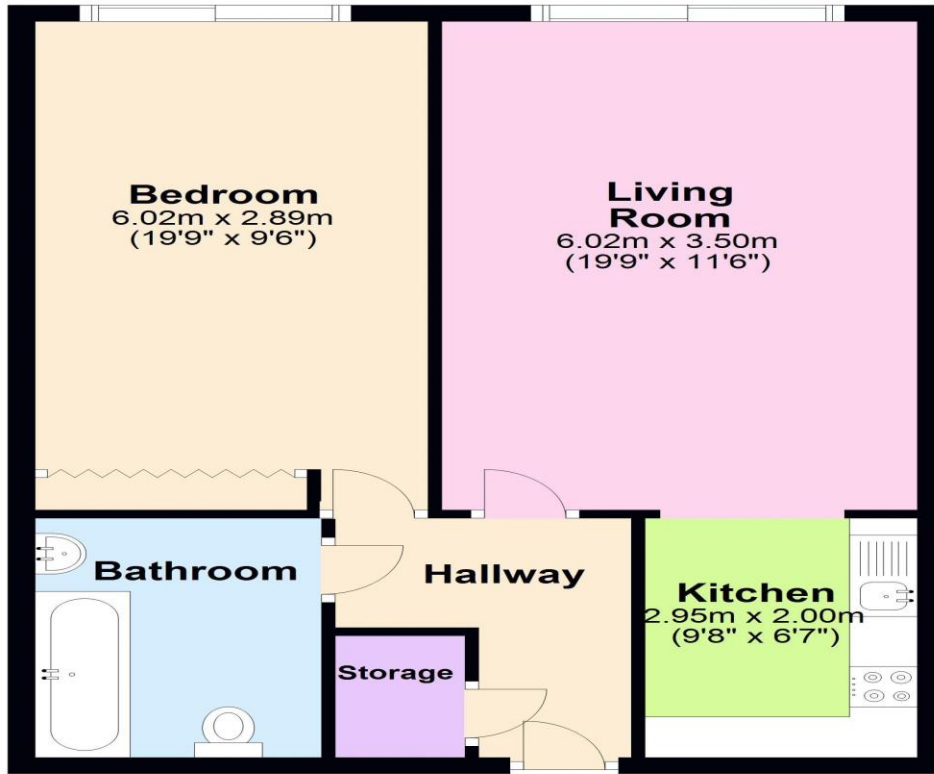
- Two Residents' lounges with Kitchenette
- Communal Laundry
- 24 hour Appello call system
- Minimum Age 60
- Lift to all floors
- Guest Suite
- Development Manager
- Lease : 125 years from 1990



For more details or to make an appointment to view, please contact Mandy Bolwell

Floor Plan

Approx. 58.9 sq. metres (634.3 sq. feet)



Total area: approx. 58.9 sq. metres (634.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(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	

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£560.87

Ground Rent Period Review:

Next uplift 2034

Annual Service Charge:

£3646.88

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.