

10 Brandreth Court

Sheepcote Road, Harrow, Middlesex, HA1 2JU



Offers in the region of £115,000

Lease: 125 years from 1990

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR.

Brandreth Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24-hour Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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.

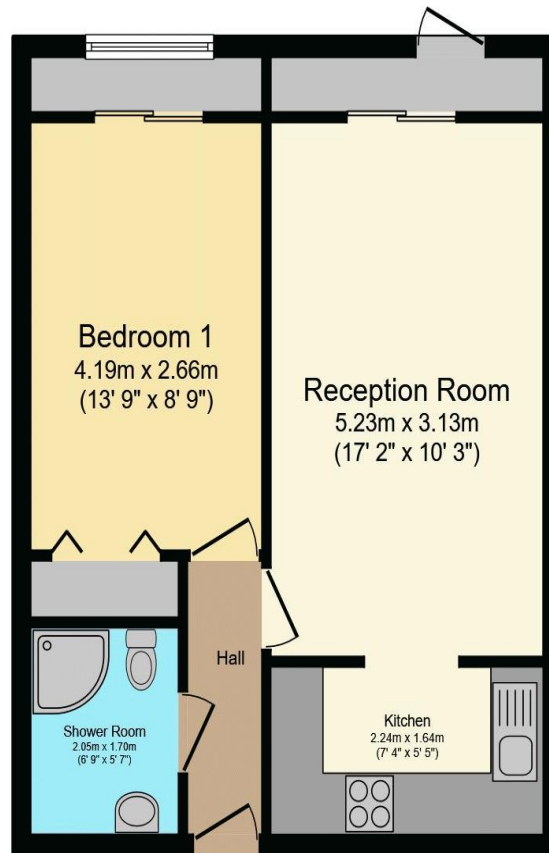
Two Residents' lounges with Kitchenette
Communal Laundry
24-hour Appello call system
Minimum Age 60
Lift to all floors

Guest Suite
Development Manager

Lease 125 years from 1990



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



Total floor area 44.8 m² (482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£560.87

Ground Rent Period Review:

2034

Annual Service Charge:

£3,646.88

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.