

# DAVID CHARLES

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## HEATH LODGE, PINNER, MIDDLESEX, HA5 5PB



**PRICE....£504,500....LEASEHOLD**

The bright and spacious second floor one double bedroom retirement apartment (540sq.ft/50.2sq.m) is located in this highly desirable Heath Lodge Development, built to a high standard by Churchill Homes in 2018. It is ideally located within minutes' walk of Pinner United Synagogue and Pinner Village Centre with its vast array of shops including Marks & Spencer Foodhall and Sainsbury's Supermarket, restaurants, coffee shops and Metropolitan Line Tube Station. The accommodation comprises of secure communal entrance accessed via entry system leading to communal hallway and lift and stairs to the second floor landing, own front door leading to private entrance hall, 18'1ft living room with a private balcony, modern fitted kitchen with integrated appliances, 16'7ft double bedroom with walk-in wardrobe, luxury fitted shower room and a large internal store. The development benefits from fully furnished residents lounge, guest suite, roof terrace with outdoor seating, residents parking (on a first come first serve basis), long lease of 995 years, no upper chain, and an EPC Rating of B.

**020 8866 0222**















### **COUNCIL TAX**

London Borough of Harrow - Band D - £2,162.80

### **LEASE AND SERVICE CHARGE**

Lease - 995 years remaining

Service Charge - £720.71 per quarter /£2882.83 per annum (includes building insurance)

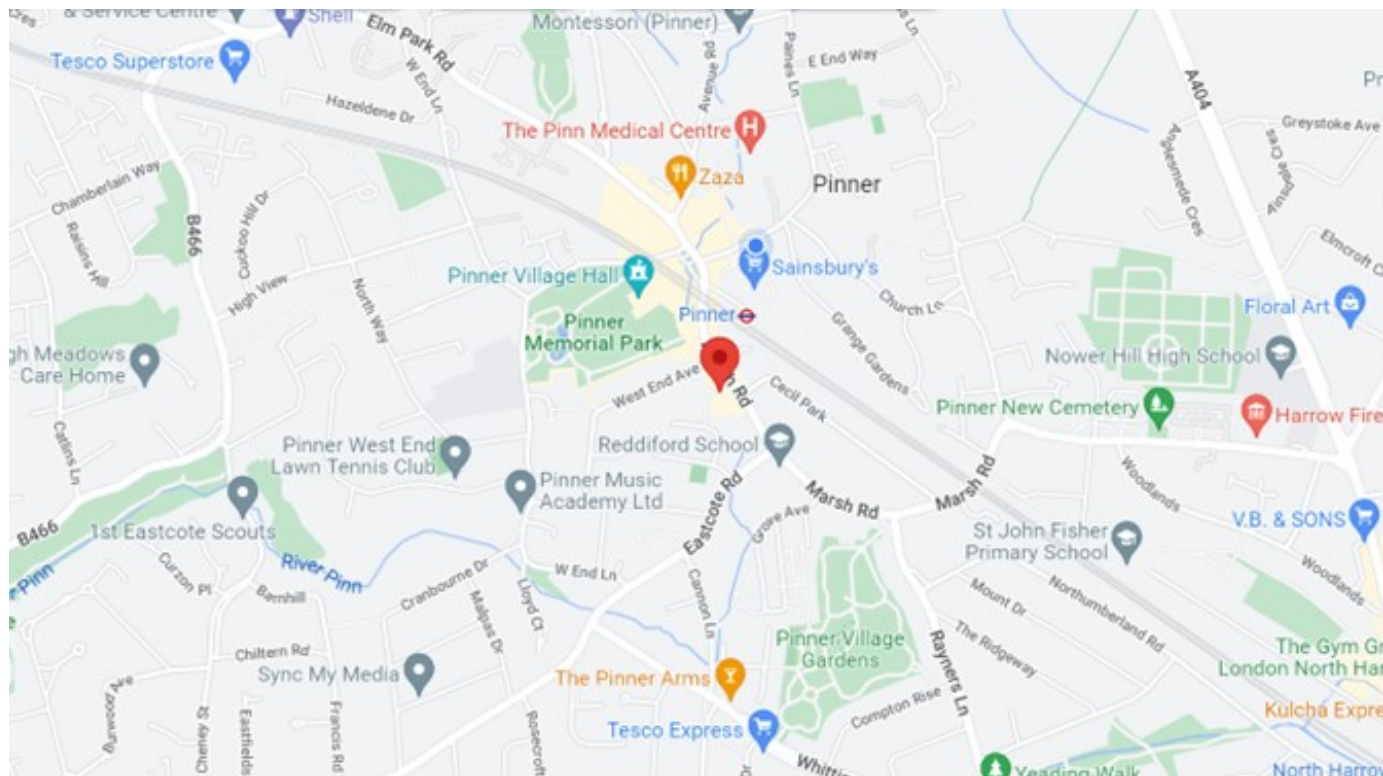
Ground Rent - £575.00 per annum

### **LOCAL TRANSPORT**

North Harrow Tube Station (Metropolitan Line) - 0.7 miles

Pinner Tube Station (Metropolitan Line) - 0.9 miles

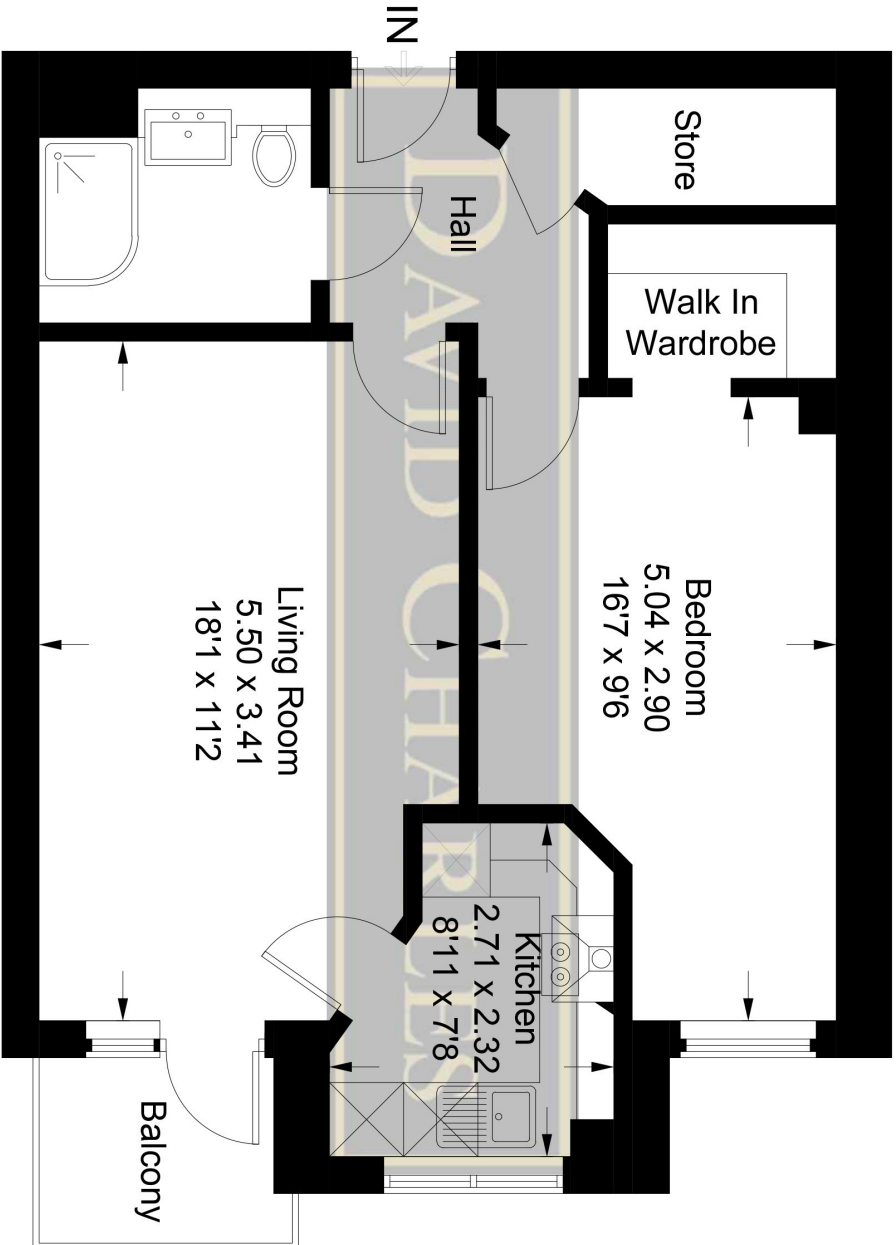




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Heath Lodge

Approximate Gross Internal Area = 50.2 sq m / 540 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*