

# DAVID CHARLES

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## PINNER COURT, PINNER, MIDDLESEX, HA5 5RL



**PRICE....£395,000....SHARE OF FREEHOLD**

The property is a bright and well presented two bedroom top floor apartment (751 sq.ft/70 sq.m) set in this popular Art Deco Grade II Listed Development with attractive views over the landscaped communal gardens and the feature water fountain. The property is ideally located within easy reach of Pinner & North Harrow town centres' offering a wide range of shopping facilities, restaurants and the Metropolitan Line Tube Stations. Pinner Park Primary and Nower Hill Secondary Schools (Ofsted Outstanding) are also within approximately half a mile. The accommodation comprises of a communal front door accessed via video entry phone system leading to a communal entrance hall and stairs to the second floor landing, own front door leading to a private entrance hall with stripped wooden floor and a built-in storage cupboard, 15'9ft dual aspect reception room leading to a private south westerly aspect balcony, modern fitted 13'7ft kitchen, 14'1ft master bedroom with fitted wardrobes, a further 13'7ft second bedroom and modern fitted bathroom. Outside there are landscaped communal gardens surrounding the development, a country style kitchen garden and ample residents parking. The property benefits from being recently redecorated throughout, updated electrics, fitted electric blinds and a share of freehold with an unexpired lease of 949 years.

**020 8866 0222**

















## COUNCIL TAX

London Borough of Harrow - Band C - £2,032.28

## LEASE AND SERVICE CHARGE

Lease - 949 years unexpired

Service Charge - £671.46 per quarter/£2,685.87 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, and window cleaning)

Reserve Fund - £406.03/£1,624.11 per annum (for any proposed future works to the development)

## LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.21 miles

Pinner Park Primary School - 0.56 miles

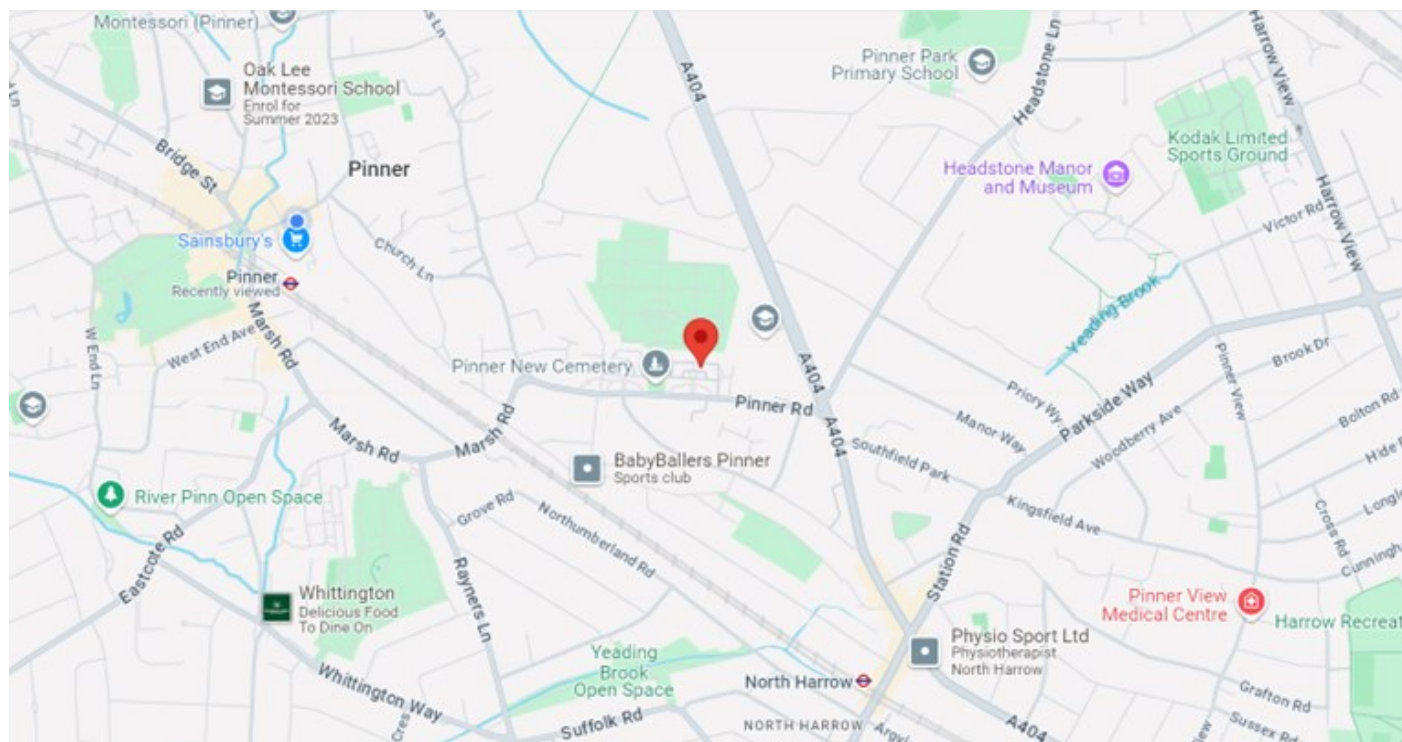
Nower Hill High School - 0.1 miles

Hatch End High School - 1.13 miles

## LOCAL TRANSPORT

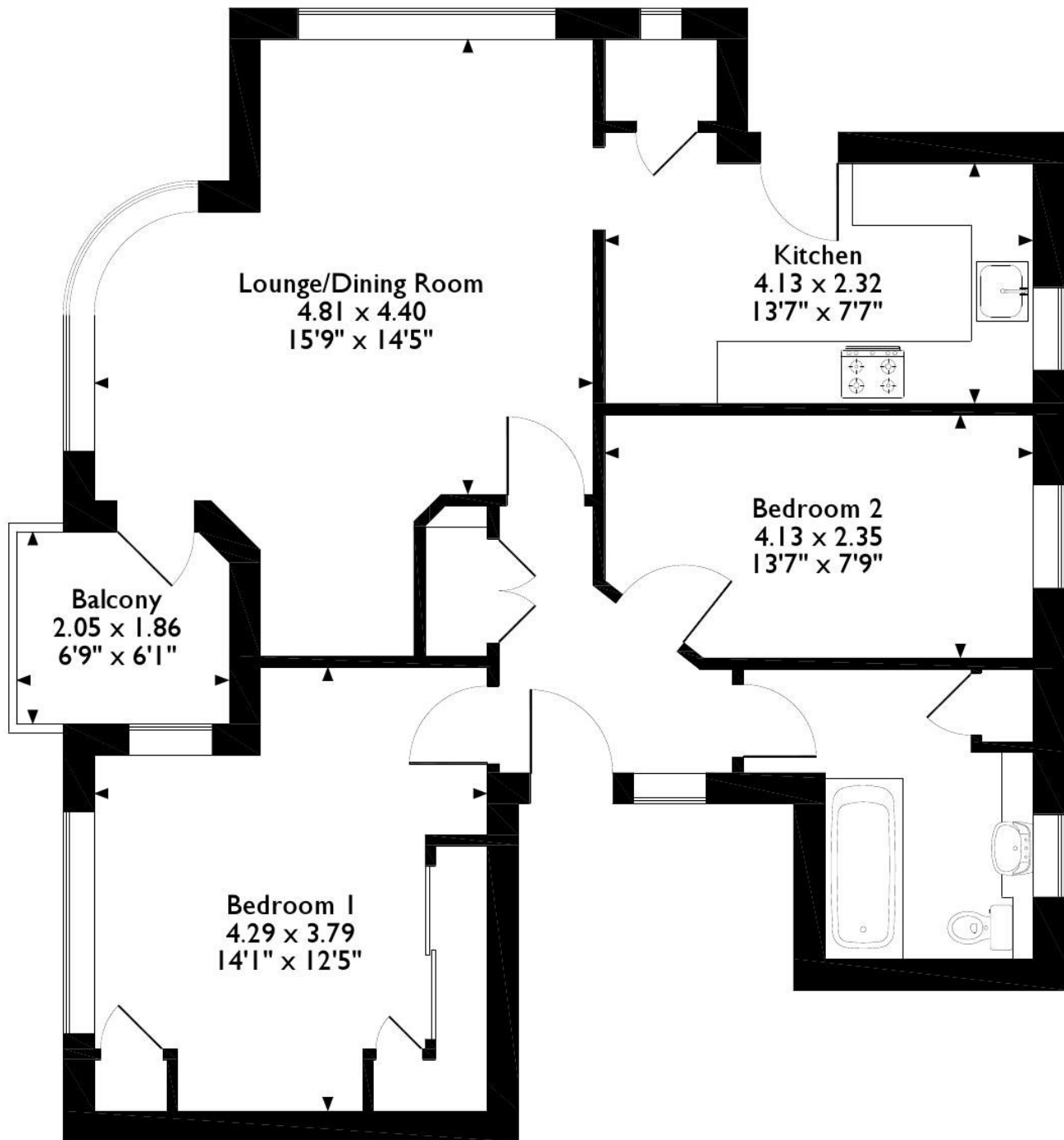
North Harrow Tube Station (Metropolitan Line) - 0.7 miles

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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	71
(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	

Pinner Court, Pinner  
Approximate Gross Internal Area  
70 Sq M/751 Sq Ft



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

***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.*