

DAVID CHARLES

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MILMAN CLOSE, PINNER, MIDDLESEX, HA5 3LF



PRICE....£329,000....LEASEHOLD

This first floor two double bedroom purpose built apartment (737 sq.ft/68.5 sq.m) is well located within the school catchment areas of West Lodge Primary School and Pinner Wood Primary School. Pinner Town Centre is within walking distance offering an excellent array of shops, supermarkets, restaurants, coffee shops and the Metropolitan Line Tube Station. The spacious accommodation comprises of a communal front door with stairs leading to the first floor landing, own front door, entrance hall, 14'6ft reception room, 12'5ft bedroom one with a built-in wardrobe, 12'9ft bedroom two, fitted kitchen with a separate utility area and a fitted bathroom. Outside there is residents permit parking and communal gardens. The property benefits from a long lease of 172 years unexpired, low outgoings and from being sold chain free.

020 8866 0222









COUNCIL TAX

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

LEASE & SERVICE CHARGE

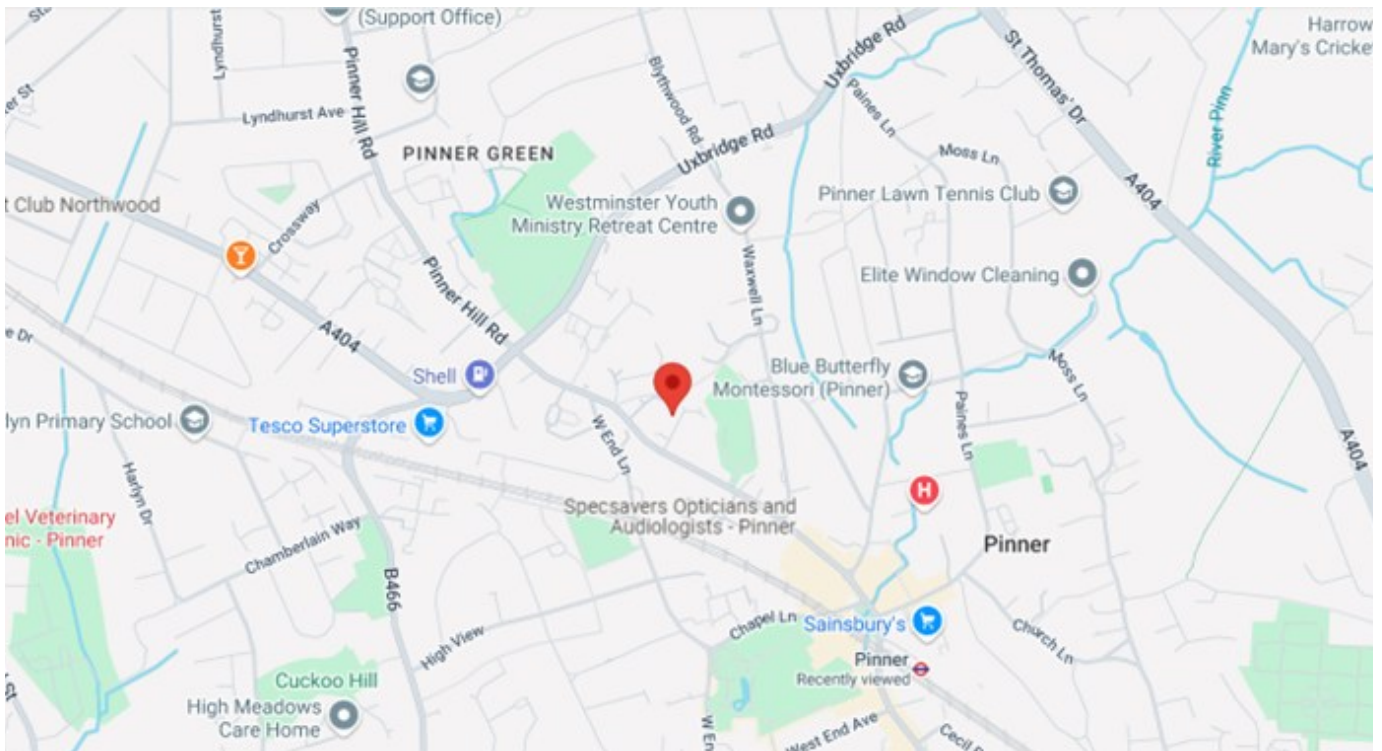
Lease - 172 years unexpired
Service Charge - £1,230.00 per annum (including building insurance)
Ground Rent - £10.00 per annum

LOCAL SCHOOLS

West Lodge Primary School - 0.39 Miles
Pinner Wood School - 0.47 Miles
Northwood School - 0.86 Miles
Haydon School - 1.09 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 Miles



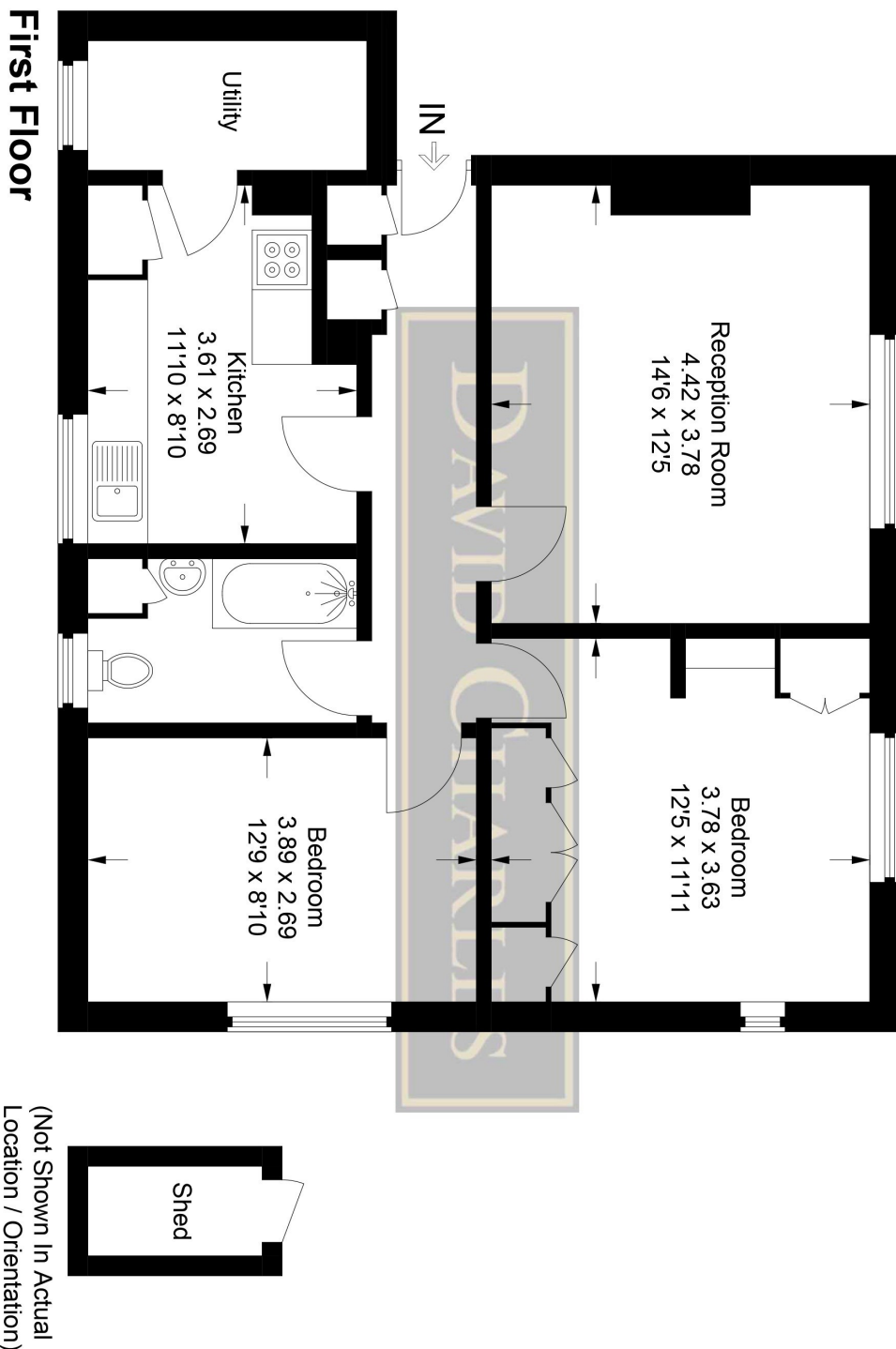
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Milman Close

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft

Shed = 1.6 sq m / 17 sq ft

Total = 70.1 sq m / 754 sq ft



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.