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WINDSOR COURT, WESTBURY LODGE CLOSE, PINNER, HA5 3XL



PRICE....£300,000....LEASEHOLD

This competitively priced two bedroom first floor flat (640 sq. ft/59.5 sq. m) is situated in one of the most desirable retirement developments in Pinner. Features include a 15'4 living room with views over the communal gardens, a modern kitchen and a spacious double bedroom with wall to wall fitted wardrobes. There is an 11'7 bedroom two, a bathroom and a large storage cupboard in the hallway. The property is offered with 70% ownership and no upper chain and is ideally located within minutes' walk of Pinner Memorial Park and the Village centre offering a vast array of shops and restaurants, Pinn Medical Centre and the Metropolitan Line Tube Station. There is a site manager at the office weekday mornings to assist with any requirements the residents may have. The flat is accessed via a well maintained communal hall with a security entry phone system and lift to all floors. Outside there are well kept communal gardens surrounding the development which are mainly laid to lawn with well stocked flower, shrub and tree borders. There are also residents and visitors parking spaces available.

020 8866 0222







COUNCIL TAX

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

LEASE & SERVICE CHARGE

Lease - 175 years

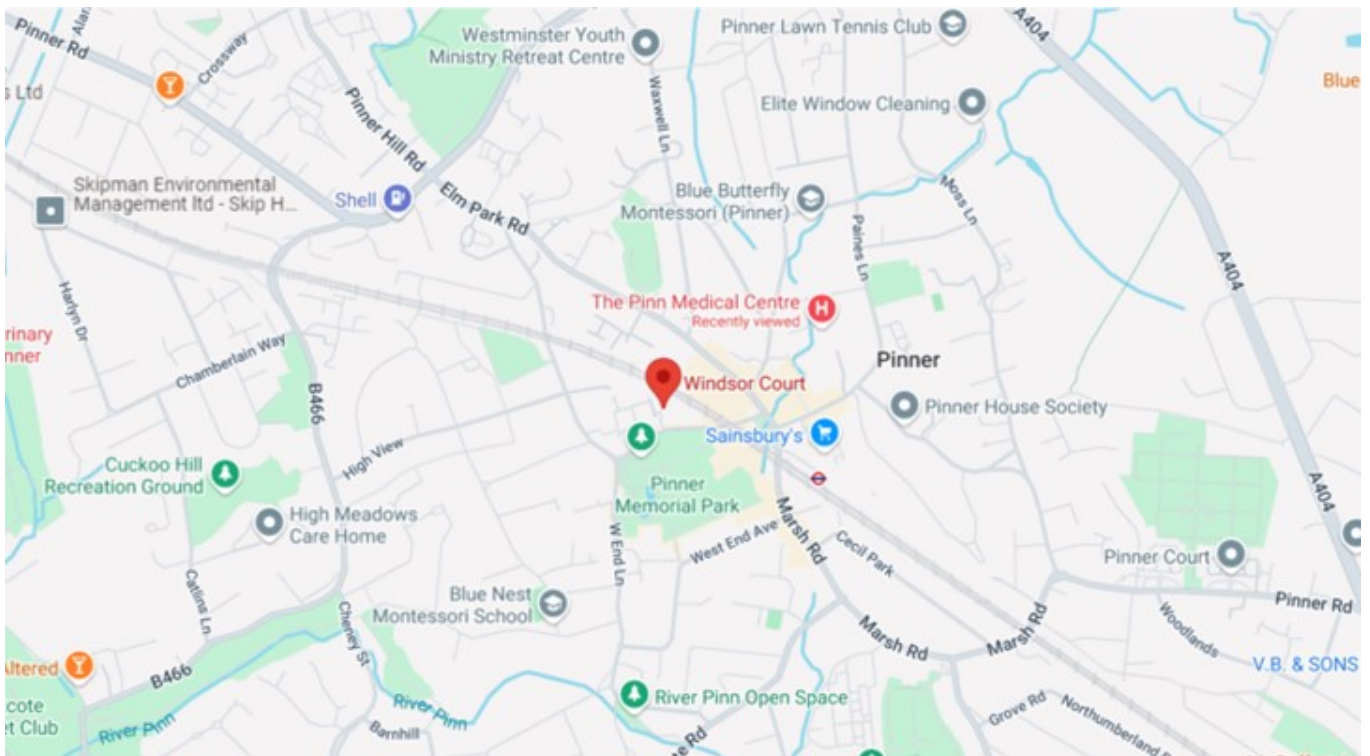
Service Charge - £313.69 per month/£3,764.28 per annum (from 1st April 2025)

LOCAL TRANSPORT/AMENITIES

Pinner Station (Metropolitan Line) - 0.3 Miles

Sainsbury's & Marks And Spencer - 0.3 Miles

Pinn Medical Centre - 0.4 Miles



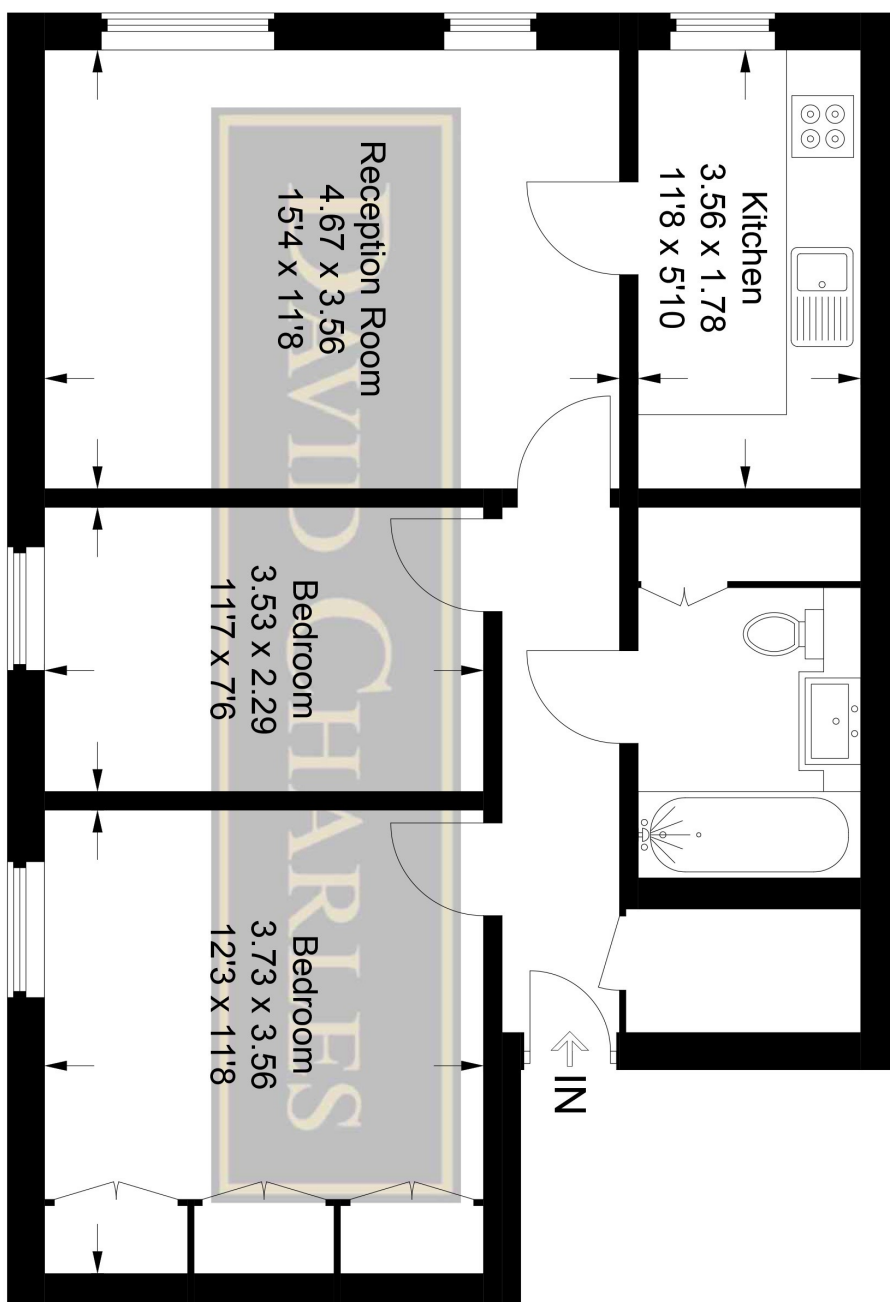
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	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	

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Windsor Court

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft



First 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.