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GRANGE COURT, GRANGE GARDENS, PINNER VILLAGE, HA5 5QB



PRICE....£350,000....SHARE OF FREEHOLD

A bright and well presented one double bedroom second floor apartment (575 sq.ft/53.4 sq.m) is set in this attractive Grade II Listed building, which is well located in the heart of Pinner Village within moments of a selection of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of a communal entrance accessed by entry phone system leading to a communal hall with oak clad walls and open balustrade stairway to the second floor, own front door leading to a private entrance hall, 14'9ft reception room with a feature fireplace and built-in wall units, 9'1ft modern fitted kitchen, 16'2ft double bedroom with built-in wardrobes, modern bathroom with a separate W/C. The property benefits from a share of freehold with an unexpired lease of 951 years and from being sold with no upper chain.

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COUNCIL TAX

London Borough of Harrow - Band C - £2,129.65

LEASE

Lease - 951 years remaining
Service Charge - £1,960.00 per annum

LOCAL SCHOOLS

Reddiford School - 0.27 miles
West Lodge Primary School - 0.36 miles
St John Fisher Primary School - 0.5 miles

LOCAL TRANSPORT

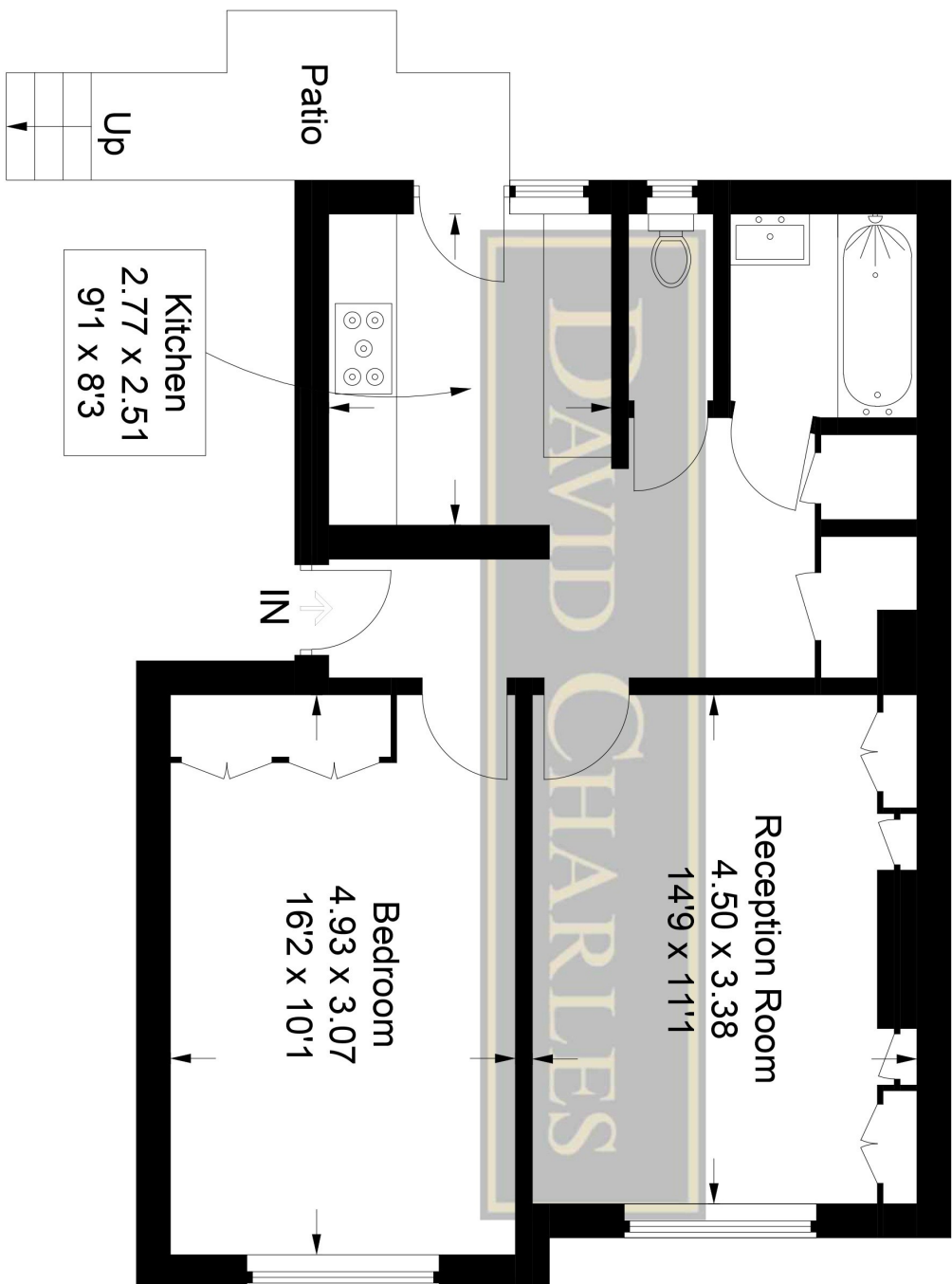
Pinner Metropolitan Line Station - 0.1 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

Grange Court, Grange Gardens

Approximate Gross Internal Area
53.4 sq m / 575 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.