



Connells

Grange Farm Crescent Grange Farm
Harrow

Grange Farm Crescent Grange Farm Harrow HA2 0QB

for sale shared ownership
£82,500



Property Description

These superb new homes at Grange Farm have been designed for a modern lifestyle offering an open plan living space and stylish kitchen making it perfect for entertaining or relaxing. The bathrooms have been finished with high-end fixtures and fittings that add a touch of luxury to everyday living and the apartments also come with underfloor heating, ensuring a comfortable living space.

This apartment comes with a private balcony, providing an area to enjoy fresh air in an outdoor space. The development also has communal gardens that will be beautifully landscaped with a play area, providing a peaceful area for residents to enjoy with family and friends.

Harrison Court is a great opportunity for those looking to get on the property ladder. With a range of shared ownership options available from as little as 10%, it's an affordable way to own a home in this desirable development.

Price advertised is representative of a 25% share

If you're interested in registering for these apartments and becoming part of this new community, please contact us today.

Harrison Court

1 Bedroom apartment's full market values

starting from £330,000

Example :

Full market value: £330,000

10% share value: £33,000 | Rent £748.68

25% share value: £82,500 | Rent - £567.19

50% share value: £165,000 | Rent - £378.13

75% share value: £247,500 | Rent - £189.06

The full market value of this home is £330,000 but, with shared ownership, you could purchase an initial 25% share for just £82,500 and pay a monthly rent on the remaining share. If you're buying with a mortgage you may only need a deposit of 5% of the amount you borrow, meaning your deposit could be as low as £4,125.

The full market value of this home is £340,000 but, with shared ownership, you could purchase an initial 25% share for just £85,000 and pay a monthly rent on the remaining share. If you're buying with a mortgage you may only need a deposit of 5% of the amount you borrow, meaning your deposit could be as low as £4,250.

Harrison Court Details:

Kitchen

Modern high gloss handle-less units with lighting under

Zanussi multi-function oven and touch control

ceramic hob
Zanussi extractor cooker hood
Zanussi Fridge Freezer 70/30 Split
BOSCH washer/dryer
BOSCH integrated dishwasher
Integrated kitchen bin

Bathroom

Contemporary stylish bathroom with additional ensuite in 2 bedroom apartments
Ideal Standard sanitaryware and fittings
White bath with chrome mixer tap, wall mounted shower and glass bath screen
Back to wall WC
Polished chrome ladder towel rail
Ceramic floor and wall tiling
Mirrored bathroom cabinet

Interior Finishes

HAVWOOD - Engineered wood flooring to hall, living and kitchen areas
Contemporary white internal doors with polished chrome door furniture
Underfloor heating throughout apartments
Fitted carpets to bedrooms
Mirrored wardrobes to master bedroom
Double glazed windows
Balcony
Generous Storage provision

External And Communal Areas

Private audio & video entry to all apartments
Smoke & heat detectors
Bin and recycling zone
Secure bicycle storage
Fob access

For Peace Of Mind

Ten year NHBC new build warranty
999 year lease

Location

Conveniently located in South Harrow, just half a mile away from the nearest mainline station and the charming Harrow on the Hill village, with its quaint independent shops and cafes, Harrison Court offers the perfect balance of peaceful suburban living and urban convenience. The bustling Harrow town centre is also within easy reach, providing a wide variety of high street and department stores, and other amenities. Waitrose supermarket is also just a short walk from the development.

Grange Farm is just a 10 minute walk to South Harrow tube station and the Piccadilly Line takes you directly into the heart of London's world famous entertainment district. Commuting to London has never been easier with fast trains available making it an ideal home for busy London commuters. You can travel to central London in just 12 minutes, giving you more time to enjoy the city's vibrant culture and attractions.

Additionally, there are excellent road links to the M1, M40 and M25, providing convenient







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: Exempt

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW311304](https://www.connells.co.uk/Property/HRW311304)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HRW311304 - 0002