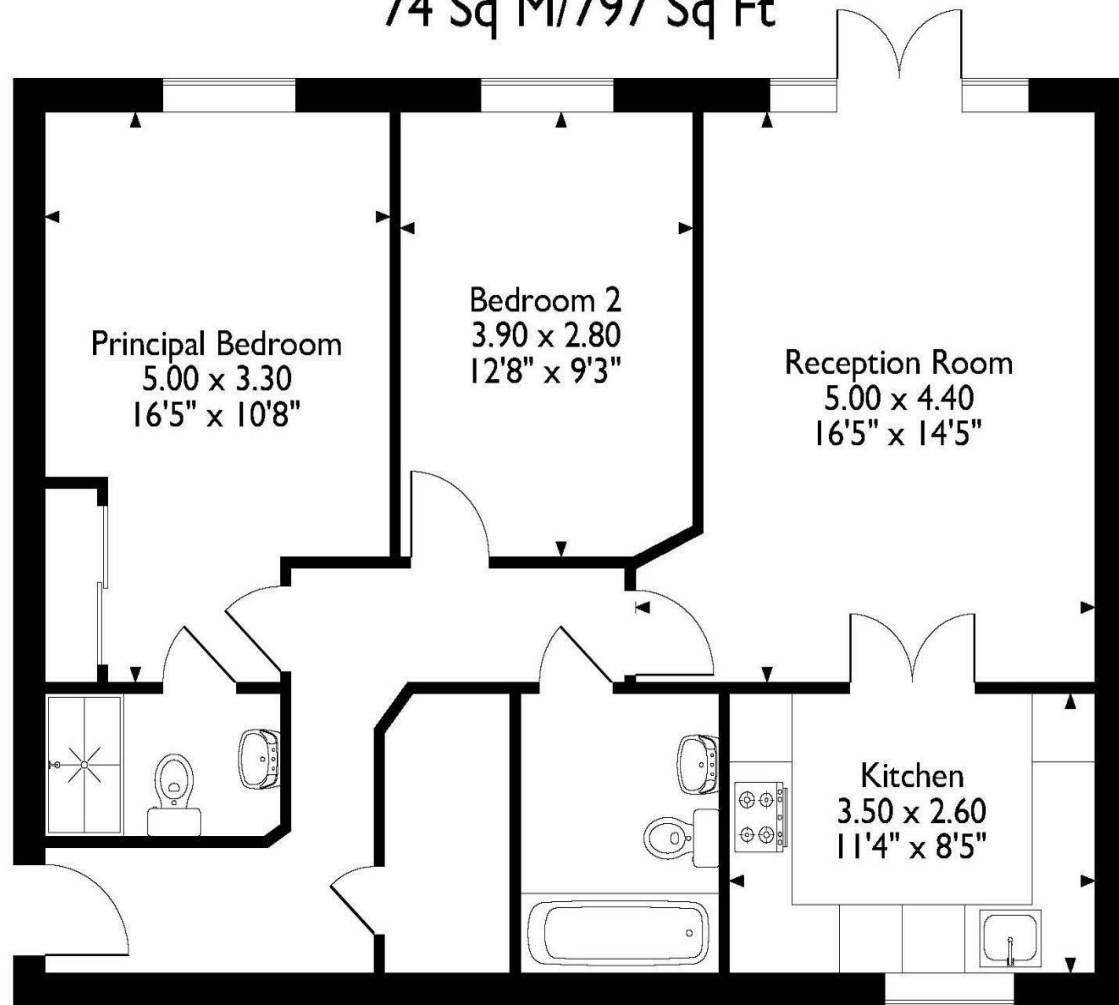


Uxbridge Road, Pinner
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



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.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold - there are 96 years remaining on the lease.
125 years from 25 December 1996
Service charge - Approx. £280 PCM
Ground rent - Approx. £400 PA London Borough of Harrow
Council tax band E - £2928
EPC- C

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Hanover Court, 432 Uxbridge Road Pinner HA5 4SF

Price Guide: £500,000



Bennett Holmes are pleased to offer this well presented, two double bedroom, two bathroom ground floor apartment in Hatch End. The property is situated within 0.1 miles to Hatch End's high street with local shops, restaurants and transport facilities to include the Hatch End rail station offering the Lioness line. Other benefits include modern kitchen/ bathroom, master bedroom with en suite shower room, direct access to the communal gardens from the reception room, gas central heating, double glazed windows, gated parking and no upper chain.



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- GROUND FLOOR APARTMENT
- 0.1 MILES TO HATCH END HIGH STREET
- GATED PARKING
- DIRECT ACCESS TO COMMUNAL GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- NO UPPER CHAIN

**Hanover Court, 432 Uxbridge
Road
Pinner
HA5 4SF**

Price Guide: £500,000



Accommodation

A communal entrance leads to the apartments own front door located on the ground floor. The entrance hall has an entry phone system and doors to a storage cupboard, two double bedrooms, the reception room and the bathroom. The spacious front aspect reception room has double glazed doors to the communal gardens and double doors to the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated gas hob with an overhead extractor hood, integrated electric oven, fridge/ freezer, washer dryer and dishwasher. The master bedroom has two built-in double wardrobes and a door to the en-suite shower room. The second double bedroom also has built in wardrobes.

Outside there are communal gardens and gated residential parking for one car.

