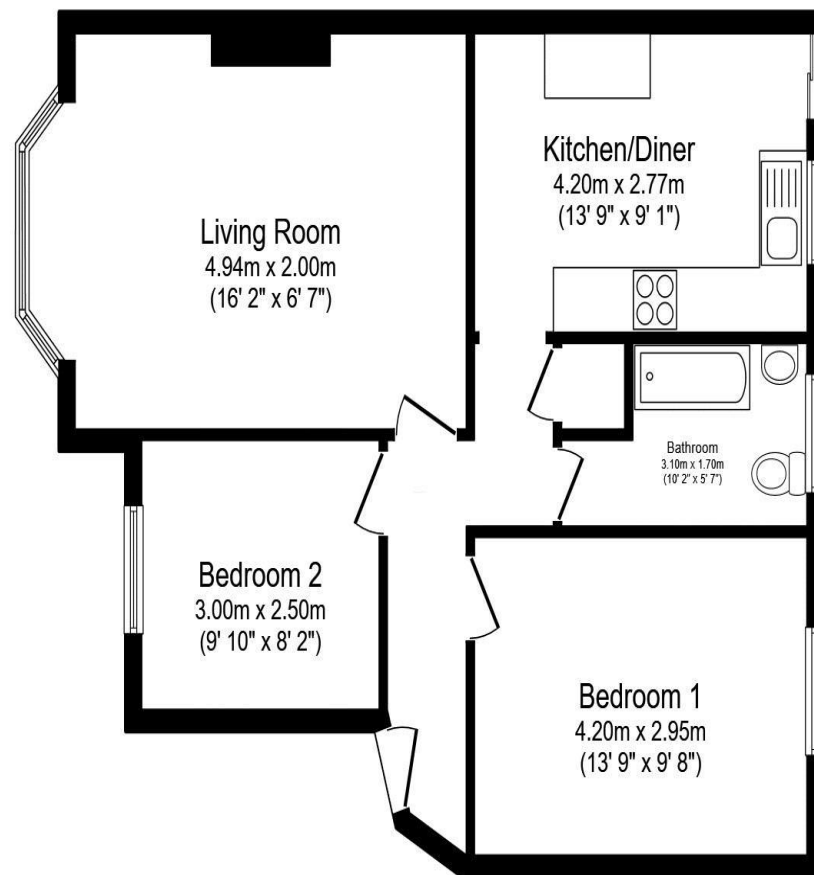


Malvern Court Harrow HA2 9BY

Price Guide: £300,000



Floor Plan

Floor area 63.7 sq.m. (686 sq.ft.)

Total floor area: 63.7 sq.m. (686 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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.

Leasehold 999 years from 29th Sept 1996
Service Charge £1,640 per annum
London Borough of Harrow
Council Tax Band B
Council Tax £1,863 per annum
EPC =D



Bennett Holmes are delighted to offer this two double bedroom second floor purpose built flat convenient for Rayners Lane shopping and transport facilities which includes the Metropolitan and Piccadilly Line tube. The property benefits from double glazing, gas central heating, entryphone system, communal gardens and residents parking. Representing an ideal first time purchase or buy to let with an expected rental of £1,700 per calendar month. There is also the added benefit of a lease in excess of 900 years remaining and NO UPPER CHAIN.



- TWO DOUBLE BEDROOMS
- PURPOSE BUILT FLAT
- SECOND FLOOR
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GOOD CONDITION
- LONG LEASE OVER 900 YEARS
- NO UPPER CHAIN

**Malvern Court
Harrow
HA2 9BY**

Price Guide: £300,000



Accommodation

The communal entrance with entryphone system has stairs to the second floor leading to the flat. Entrance hallway with laminated wooden flooring, a built-in storage cupboard and doors to all rooms. The front aspect lounge has laminated wooden flooring and the fitted kitchen includes a built-in electric oven and fitted gas hob, plumbing for a washing machine, space for fridge freezer and a door to the rear communal stairwell leading to the gardens. There are two double bedrooms and a bathroom which comprises a panel enclosed bath with mixer tap and shower attachment, a wash hand basin and a low level w.c.

