



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Orchid Court, High Road

Harrow Weald HA3 7BD

- Two bedroom
- Two bathroom
- Allocated parking
- Modern

Asking Price Of £325,000

EPC Rating '78'





Property Description

A well presented and modern TWO BEDROOM, TWO BATHROOM apartment on the first floor of this purpose built block ideally located for access to local bus routes and shopping facilities of Harrow Weald High Road. The property has a large reception room with Juliet balcony open to the good sized kitchen, a spacious double bedroom with en-suite shower room and fitted wardrobes, second bedroom with fitted wardrobes and a family bathroom with bath and overhead shower attachment. The property further benefits from gas central heating, double glazed windows and an allocated parking space within the gated car park.

We have been advised that the service charge is £145.00 per month.

We have been advised that the ground rent is £225.00 per annum

We have been advised that the lease length is 106 years.

RECEPTION ROOM 19' 8" x 13' 5" (6m x 4.1m)

KITCHEN 10' 2" x 8' 6" (3.1m x 2.6m)



BEDROOM 1 15' 1" x 14' 1" (4.6m x 4.3m)

BEDROOM 2 10' 2" x 8' 6" (3.1m x 2.6m)

ENSUITE 7' 2" x 5' 2" (2.2m x 1.6m)

BATHROOM 6' 10" x 6' 6" (2.1m x 2m)







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 822 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 822 SQ FT/ 76 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements