



Coral Court, Serenity Close, Harrow, HA2 0FW

**Auction Guide £260,000**

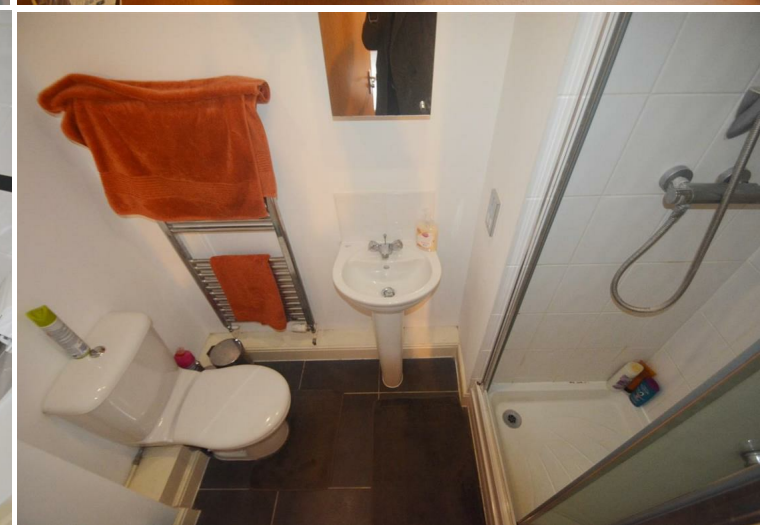


## Coral Court, Serenity Close, Harrow, HA2 0FW

Being sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid  
£260,000

This beautifully presented apartment  
boasts two double bedrooms and  
measures in at 859 square foot offering  
size, condition and location. With no upper  
chain and a triple aspect lounge leading to  
a balcony, the property offers an en suite  
shower room to the master bedroom,  
complimenting the family bathroom.

- 1st Floor Flat
- Two Bedrooms
- Open Plan Living/Dining/Kitchen
- Large Fully Integrated Kitchen
- Luxury Bathroom
- Bedroom With En Suite Shower Room
- Balcony
- Gas Central Heating/Double Glazing
- Unallocated Residents Off Road Parking
- Lease Remaining 113 years as advised



**INTERNALLY**

Very well presented first floor flat. The front door opens into a spacious hall with two storage cupboards. Doors from hallway open into an bright open plan living space with two large dual aspect windows and a glazed door opening onto a balcony, the large kitchen area has matching wall and base units with worktops over, built under oven with gas hob and extractor over, integrated appliances, 1 ½ bowl stainless steel sink and drainer by a window and tiled flooring. There are two double bedrooms, one of which has an en suite shower room with shower enclosure, pedestal basin, WC and ladder style towel radiator. There is luxury bathroom with panel enclosed bath, WC and wall hung basin. The property has gas central heating and double glazing throughout.

**EXTERNALLY**

Unallocated residents parking. Balcony.

**LOCATION**

Located 0.5 of a mile to South Harrow Underground Tube Station providing direct links and under a mile from Rayners Lane Underground Station for fast Metropolitan line service to London. Local shops and amenities include South Harrow busy shopping centre, Aldi, Iceland, Asda and Waitrose. Local schools are all nearby and easily accessible.

**ADDITIONAL INFORMATION**

Council Tax Band C -£2,032.28 per annum  
Lease remaining 113 years  
Service Charge - £1,823.16 per annum  
Ground Rent - zero  
EWS1 Certificate available - Valid to December 2025  
(all above as advised)

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

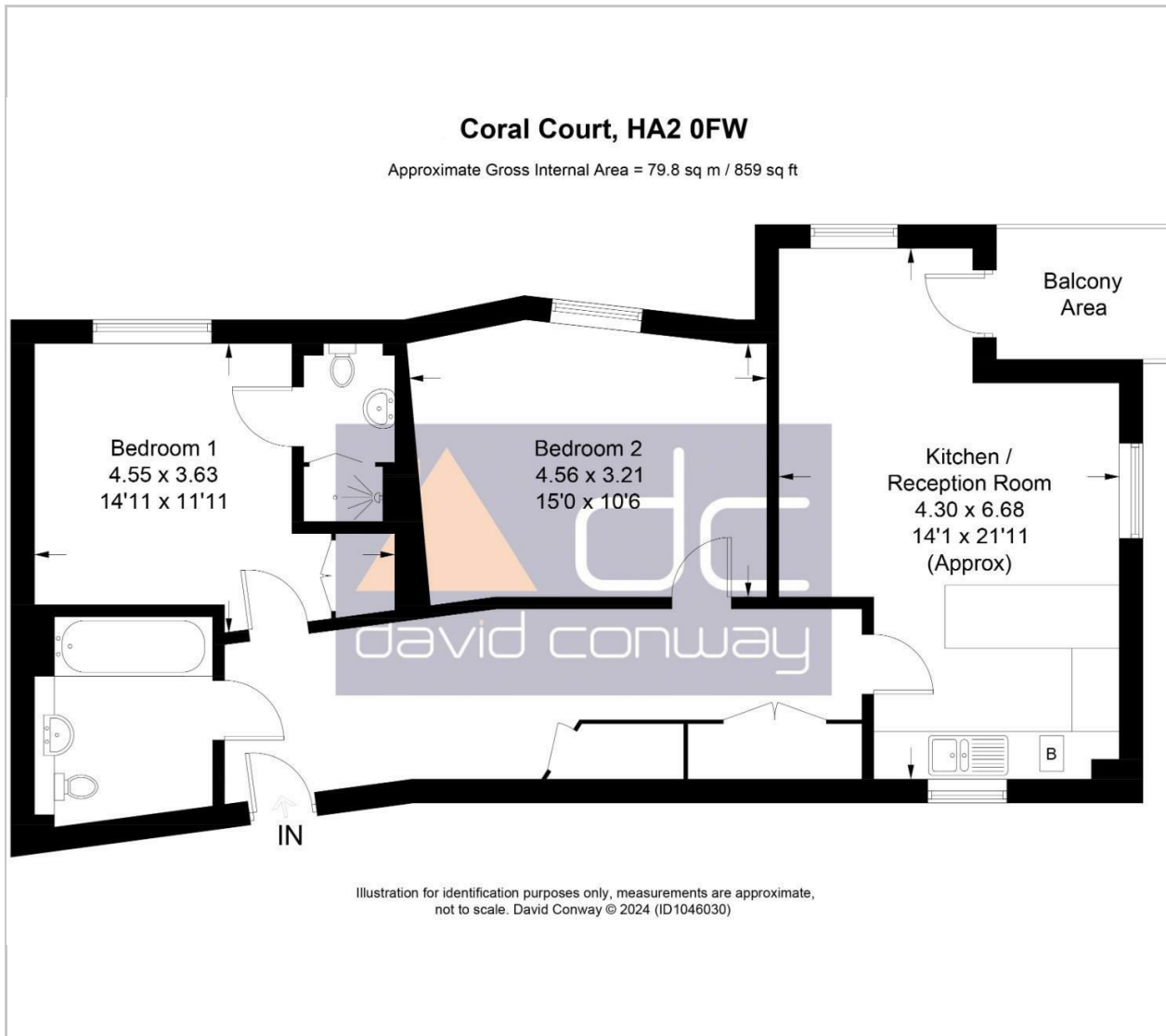
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



**Council Tax Band: C**

**Leasehold**

## Floor Plan



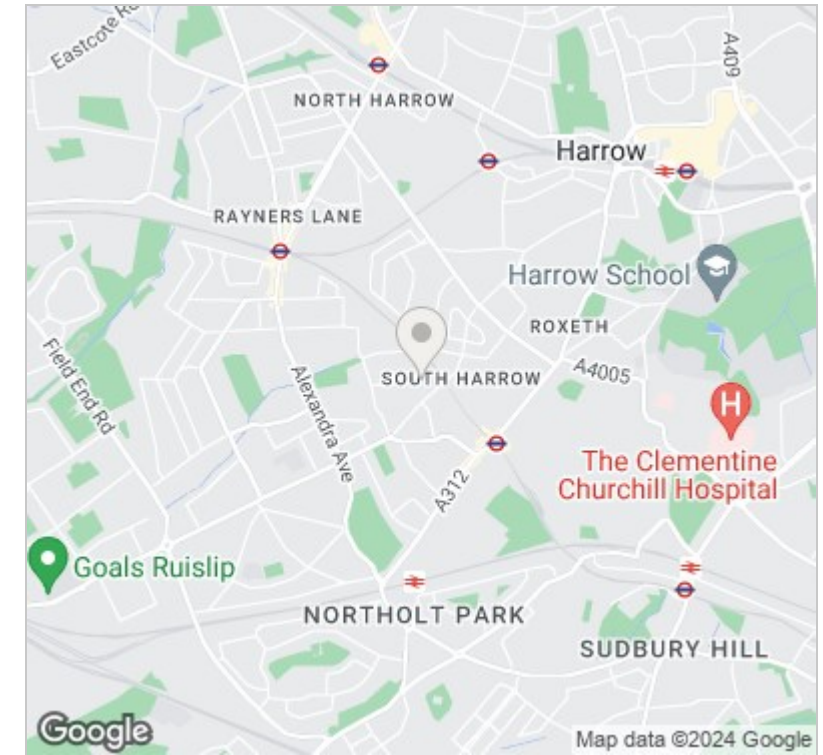
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | <b>82</b>                  | <b>82</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |