

Bluebell Court

Tranquil Lane • Harrow • HA2 0GS

Guide Price: £390,000



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est 1986

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Offered to the market with fantastic views, this stunning two bedroom ground floor apartment boasting a private balconies, and offers buyers a spacious and trendy property, ready to move straight into. This stunning abode is ideally located with good transport links, shops and popular local schools. A viewing of this wonderful apartment is recommended as soon as possible.

Ground floor apartment

Two double bedrooms

Larger than average

Close to local ammenities

Ample storage

Private garden terrace

Walk able to multiple transport links

Immaculately presented

Gated allocated parking

Viewing recommended

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Directions

From our Ruislip Manor Office turn left and continue to the end of the high street, taking the first exit into Chelston road. Continue straight into Southbourne Gardens and turn right at the end of the road onto Field End Road. Follow the road down to the roundabout and take the first exit into Eastcote Lane. At the roundabout, take the first exit onto Rayners Lane. At the end of the road turn right onto Tranquil Lane. Follow this road and Bluebell court will be on your right hand side.

Situation

Close to South Harrow and Rayners Lane Train Stations which offer the Metropolitan and Piccadilly Lines. The high streets offer an array of shops and restaurants along with a choice of buses towards Harrow on the Hill, Northolt, Hounslow, Uxbridge, Greenford and Ealing. There is a selection of schools nearby including Grange Primary, Alexandra School and the outstanding Whitmore High School the house is located in a quite and family friendly area.

Description

This luxury apartment is an ideal property for both first time buyers and buy to let investors. The apartments benefits from having its own front door allows access to all of the properties accommodation. The main reception room is large, spacious and open plan, incorporating a living room to relax in, a dining area for those who like to entertain and a kitchen which joins these two areas. The kitchen has a wide range of base and wall units, worktops and integrated appliances. The room floods with natural light from large double doors leading out to one of the private terrace areas. There are two large double bedrooms. The second bedroom over looks views of the private terraced area. There is a family bathroom which is tiled throughout. Lastly, the property benefits from having an alarm system installed and no ground rent.

Outside

To the rear of the property is a gated allocated parking. The road offers residents street parking for vehicles. The apartments are surrounded by well kept shrubs and has a wonderful park for local residents. It is also within a short walking distance of three large public parks. The property also benefits from a large private garden terrace with views of the shrubs and trees surrounding.



Schools:

Grange Primary School 0.15 miles
Whitmore High School 0.4 miles
Newton Farm Nursery, Infant and Junior School 0.6 miles



Train:

South Harrow 0.6 miles
Rayners Lane 0.5 miles
Northolt Park 0.9 Miles



Car:

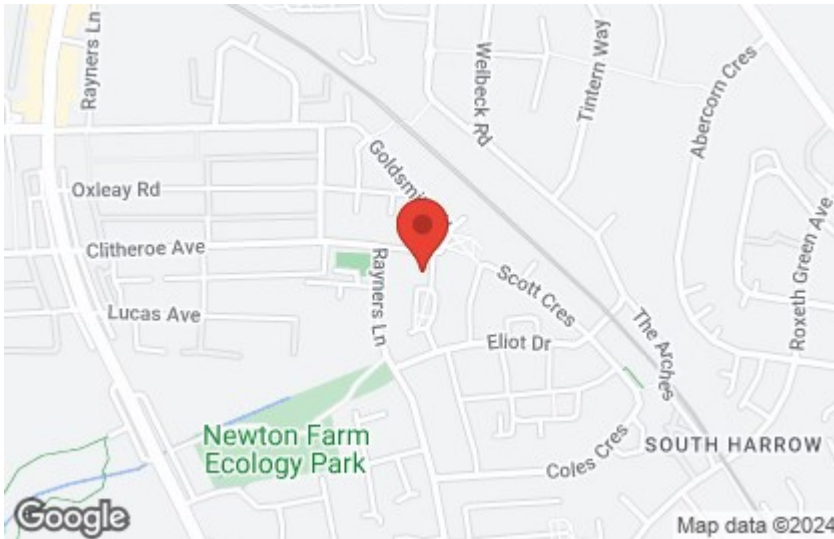
M4, A40, M25, M40



Council Tax Band:

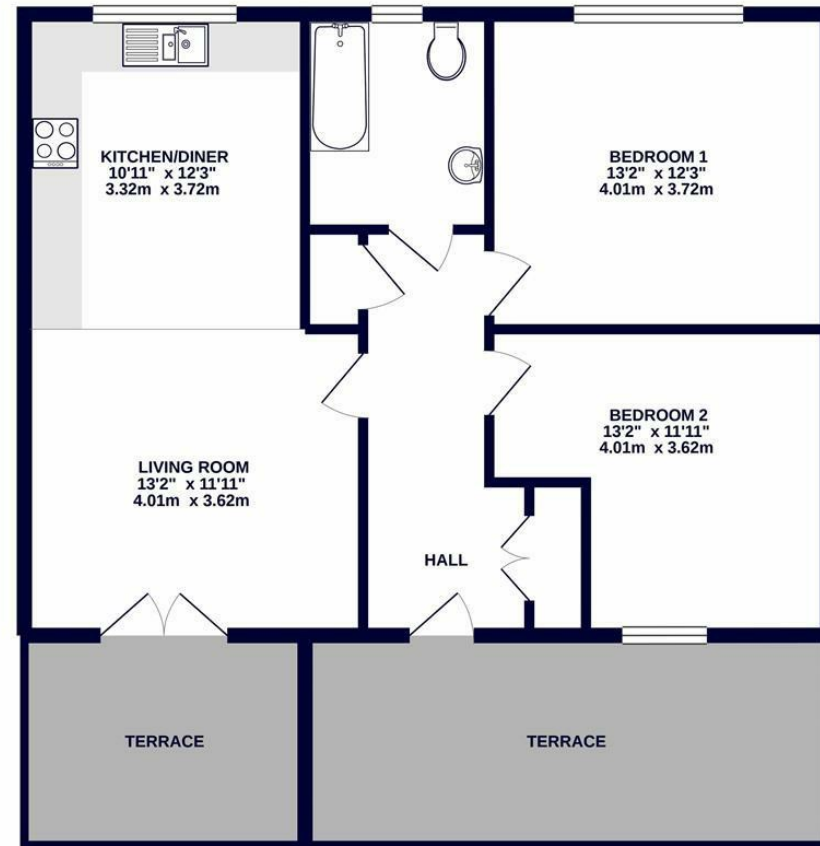
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		EU Directive	2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.