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**ROBERTSON  
PHILLIPS**  
Estate Agents



Lonsdale Close, Pinner

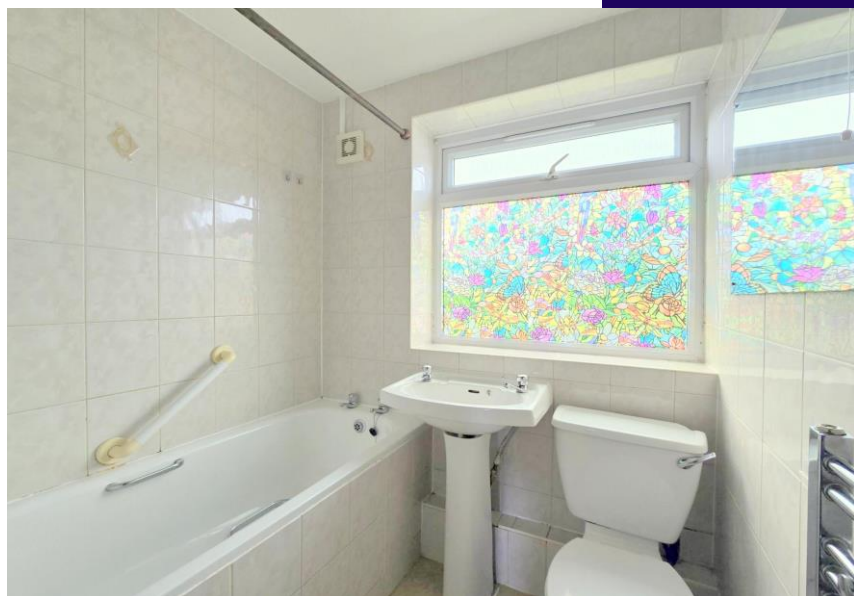
£349,950



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)



A bright Two Bedroom 2nd Floor Flat situated in this popular development within easy reach of local shops, fine dining restaurants, bus routes and station. Comprising lounge/dining room, fitted kitchen/breakfast room, two bedrooms and bathroom/wc. Benefits include double glazing, gas central heating with combination boiler, and Share of Freehold. An ideal purchase for first time buyers/rental investment or people trading down in size. ( This property requires a level of updating )



#### Second Floor

Hall 11' 5" x 4' 8" (3.48m x 1.42m)

Storage cupboard, door to:

Kitchen/Breakfast Room 11' 0" x 10' 6" (3.35m x 3.20m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, window to rear.

Living Room 16' 9" x 11' 7" (5.10m x 3.53m)  
Spacious living room with window to front.

Bathroom 6' 10" x 5' 7" (2.08m x 1.70m)  
Fitted with three piece suite with comprising, deep panelled bath, pedestal wash hand basin and low-level WC, window to rear.



Bedroom 1 12' 5" x 10' 4" (3.78m x 3.15m)  
Double bedroom with window to front and corner wardrobe for storage.

Council Tax Band: D  
EPC Rating: D  
Tenure: Share of Freehold

Bedroom 2 10' 7" x 8' 6" (3.22m x 2.59m)  
Smaller double bedroom with window to rear.

#### Service Charge

Approximately £1021.00 Per Annum Insurance  
£454.87 Per Annum

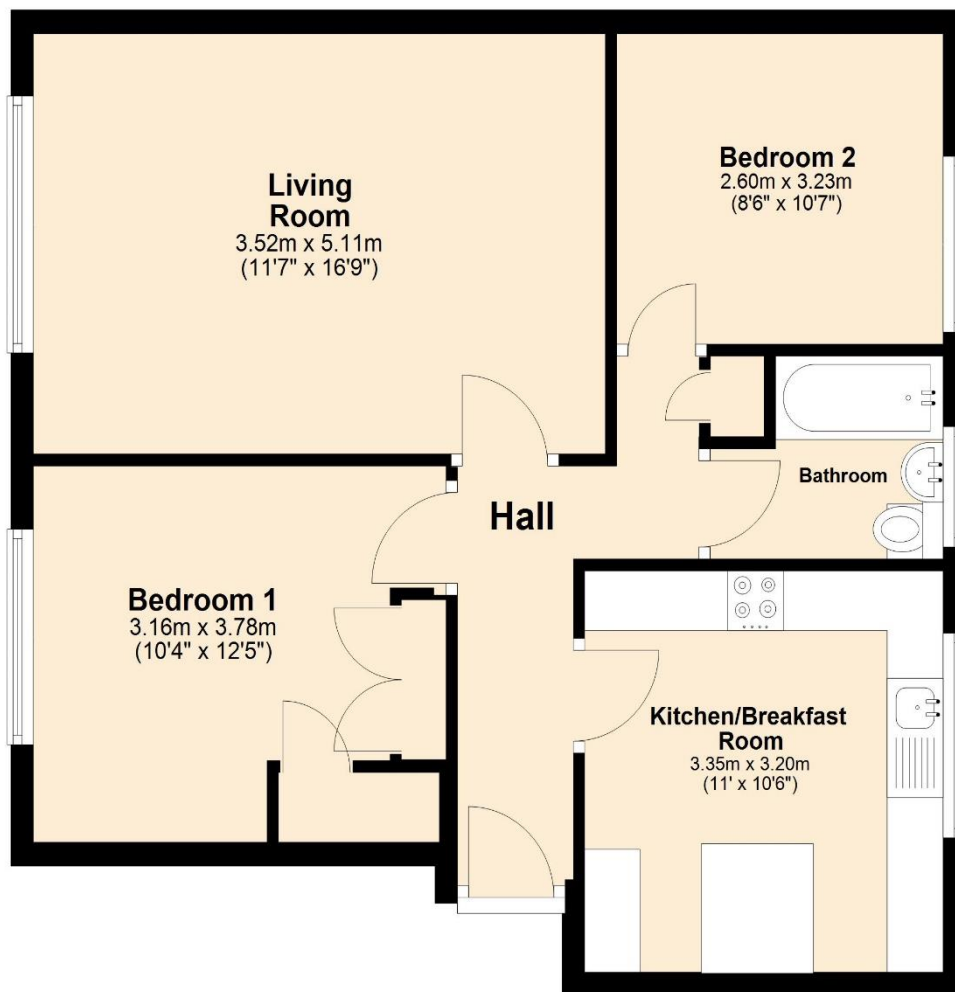


## KEY FEATURES:

- Two Bedrooms
- Fitted Kitchen/Breakfast Room
- Bathroom
- Two Double Bedrooms
- Share of Freehold
- No Onward Chain

## Second Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.