

# Cherry Court

Pinner • Middlesex • HA5 3PS

Asking Price: £230,000



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est 1986

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Introducing Cherry Court – an exceptional property opportunity nestled in a prime central Pinner location. This second-floor 1-bedroom flat has a chain free status, offering a hassle-free purchasing process for buyers looking to move quickly. Calling out to those with an eye for potential, this flat presents a unique chance to unleash your creative vision, as its in need of some updating.

1-Bedroom Flat

Second Floor

Chain Free

Loft Storage Space

Quiet Residential Location

Private Parking Space

Close to Hatch End and Pinner High Streets

Communal Gardens

Ample Visitors Parking

Approx Area: 451 sq ft

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.





### Description

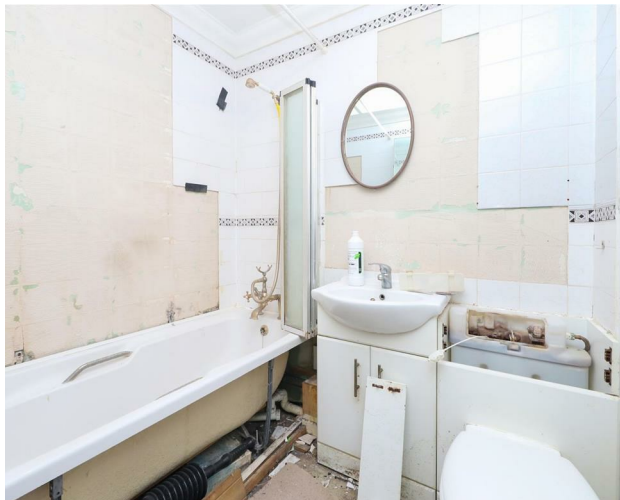
As you enter the flat you are welcomed with a spacious hallway. There is a double bedroom with fitted wardrobe, one bathroom, separate kitchen and the open planned living/dining room has plenty of space to work with. With the flat being on the second floor it benefits from a large loft space for storage. Overall, the flat has great potential with its spacious layout and abundance of natural light.

### Location

Cherry Court can be found on Uxbridge Road, ideally located moments away from the ever popular Pinner Village with its vast selection of local shops. Hatch End High Street is also walking distance away, offering highly regarded bars and restaurants. The nearby Overground station at Hatch End offers convenient and frequent connections to Euston and the City, making it easy for commuters to travel to work. Additionally, Pinner station provides access to the Metropolitan line, allowing for easy transportation to both Amersham and London Aldgate.

### Outside

One allocated parking space, multiple visitor parking bays and well-maintained communal grounds.





### Schools:

Pinner Wood School 0.5 miles  
West Lodge Primary School 0.8 miles  
Grimsdyke School 0.7 miles



### Train:

Pinner Station 0.6 miles  
Hatch End Station 0.8 miles  
Northwood Hills Station 1.1 miles



### Car:

M4, A40, M25, M40



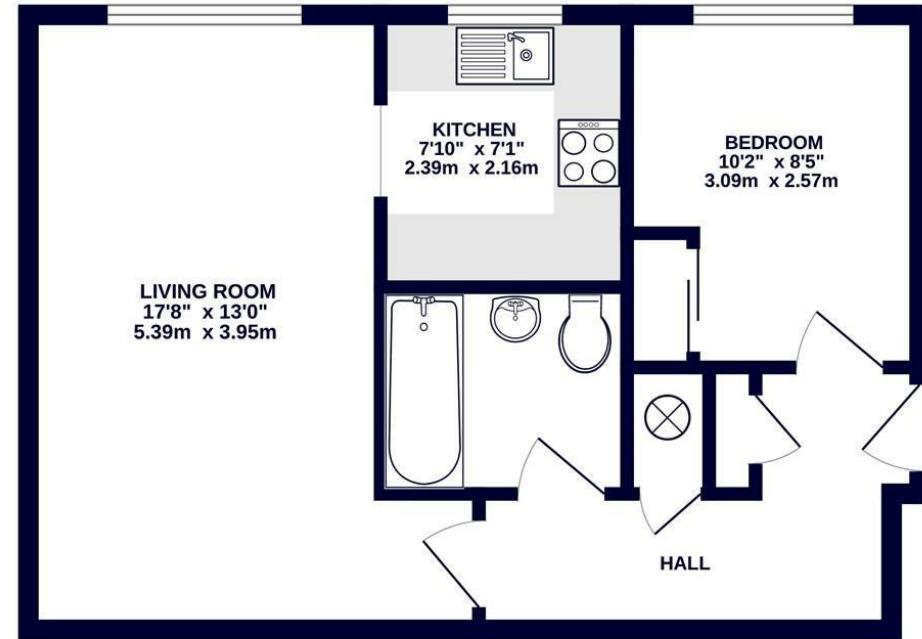
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## 2ND FLOOR 451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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 - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher 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.