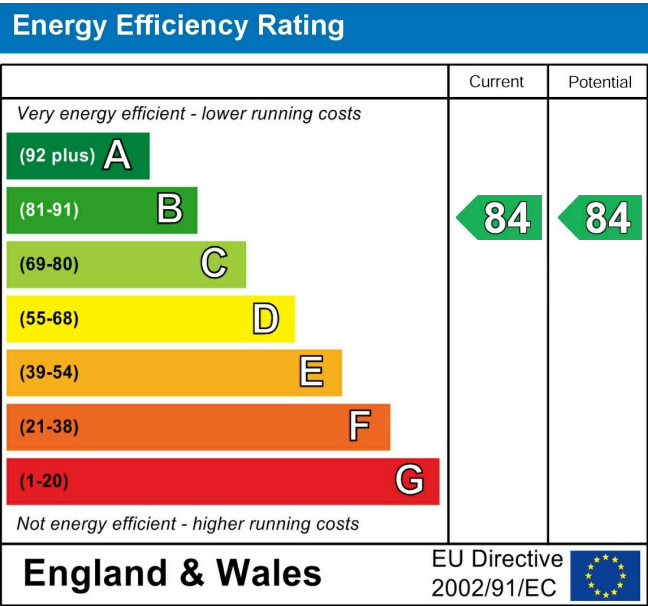
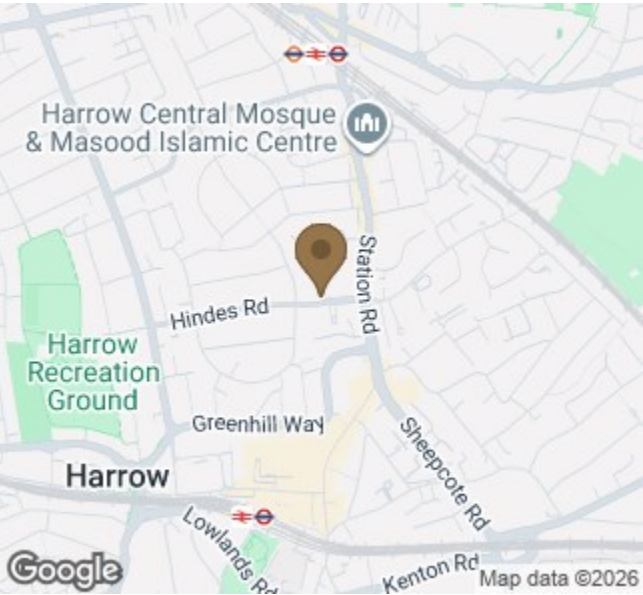
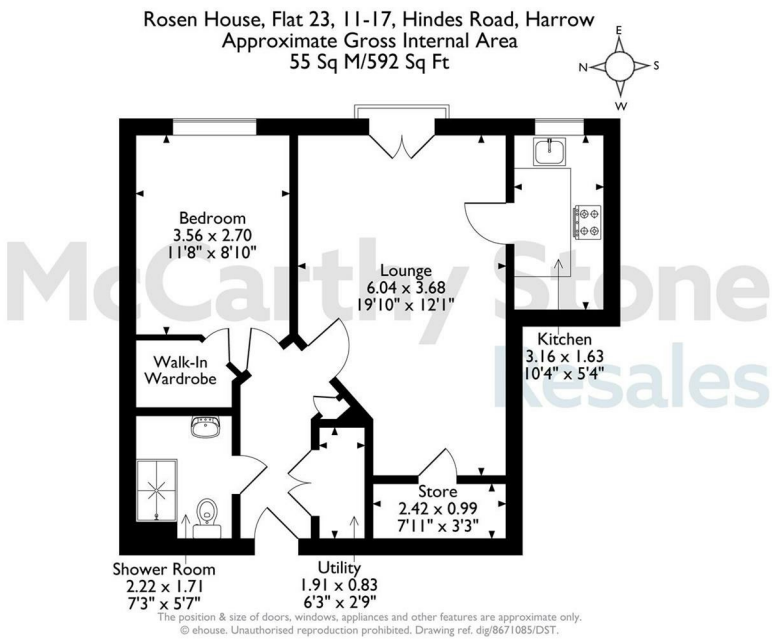




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Registered in England and Wales No. 10716544



23 Rosen House

11-17 Hindes Road, Harrow, HA1 1SH

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Rosen House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £415,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager during office hours
- 24 hour emergency call system
- Video entry system
- Lift to all floors
- Communal lounge
- Guest suite for family or friends
- Landscaped gardens
- Mobility scooter store with charging points
- Close to all local amenities
- Tesco supermarket within a short walk

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

23 Rosen House, Harrow

 1 |  1 | Asking price £415,000

Summary

Rosen House is a high quality retirement development for those over 60 years of age, located in Harrow Town Centre with easy access to transport and shopping facilities. Whilst offering total independence to owners, there will be staff on hand and a 24hr emergency call system if required.

The house manager is on site between 9am to 2pm to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has camera door entry and 24-hour emergency call systems. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from a far, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Entrance Hall

Spacious entrance hall with a Hive thermostat. Off the entrance hall there is a walk-in storage/utility cupboard with shelving, ceramic tiled flooring housing a washer/dryer, heat exchange unit, ventaxia unit and hot water cylinder. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

At Rosen House there is a communal central heating system controlled individually by the Hive thermostat positioned in each entrance hall. There is a monthly bill for heating and hot water.

Living Room with Balcony

A beautifully presented bright and spacious living room benefitting from double glazed patio door opening onto a Juliet balcony. TV & BT points, SKY & SKY+ points and raised electric power sockets. There is ample room for dining and comfortable seating Fitted carpets and two modern energy efficient wall mounted radiators. Partially glazed door leads to separate kitchen.



Kitchen

Modern fully fitted kitchen with tiled floor and an excellent range of high gloss wall and base units with contrasting worktops. Integral NEFF appliances include; waist height oven, microwave, induction hob with opaque glass splash back, stainless steel extractor hood, fitted fridge/freezer. Plinth lighting.

Bedroom

A bright, beautifully presented and spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Modern wall mounted radiator, raised power points, TV and BT points. Full height double glazed windows, allowing ample natural daylight.

Shower Room

Modern white suite includes; Fully tiled walk-in level access thermostatically controlled shower with grab rails and glazed screen, close coupled WC and vanity unit with wash basin inset and storage below, illuminated mirror cabinet, electric ladder style towel warmer which is also connected to the central heating system.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,654.77 per annum (up to financial year end 31/03/2027)

Leasehold

Lease length: 999 years from January 2018



Ground Rent: £425 per annum
Ground Rent review date: January 2033

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

