





### Property Description

Connells are pleased to offer to the market this well-maintained one-bedroom ground floor retirement apartment, ideally situated within the ever-popular Hanbury Court development in Harrow.

The property comprises a welcoming entrance hall with storage, a bright and airy living/dining room with pleasant views over the communal gardens, a fitted kitchen, a well-proportioned double bedroom, and a modern shower room. The ground-floor position ensures easy access throughout, making it particularly suitable for residents seeking step-free living.

Residents benefit from a range of on-site amenities including a spacious communal lounge, perfect for socialising and organised activities; beautifully maintained communal gardens, offering a tranquil place to relax; and off-street parking available for residents and visitors. The development also features a secure entry system and on-site management support for added peace of mind.

Located in a convenient part of Harrow, Hanbury Court is just a short distance from shops, bus routes, healthcare services, and leisure facilities, making day-to-day living both accessible and enjoyable.

This property presents an ideal opportunity for those aged 55 and over (single occupancy) or couples aged 60 and over who are seeking independence within a friendly and supportive community.

An early viewing is highly recommended.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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182 Station Road  
HARROW HA1 2RH

EPC Rating: B Council Tax  
Band: D

Service Charge:  
2815.80

Ground Rent:  
275.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311953](http://connells.co.uk/Property/HRW311953)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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