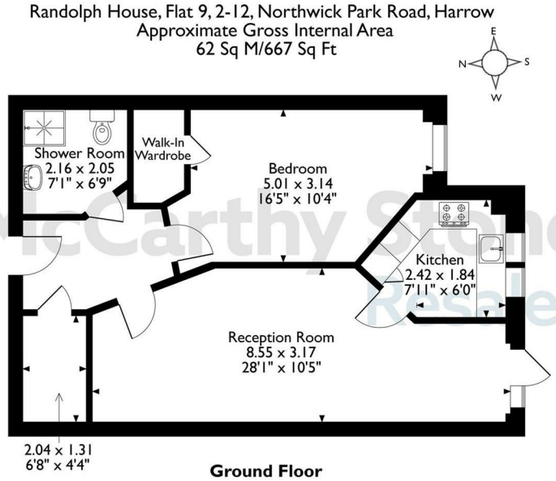
Excellent

Trustpilot

McCarthy & Stone
Resales.

Randolph House, Flat 9, 2-12, Northwick Park Road, Harrow
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







9 Randolph House

Northwick Park Road, Harrow, HA1 2NU

1 1 Council Tax Band: D

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 9 Randolph House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £300,000 Leasehold

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

Why you'll love living here:

- Estate Manager and 24/7 staffing and a 24 hour emergency call system
- Fabulous community spirit, coffee mornings, organised games and events
- Video entry system
- Communal lounge
- Table service restaurant
- Hairdressing Salon/Wellbeing suite
- Guest suite for family or friends
- Landscaped gardens with paved patio areas and seating
- Laundry room - Mobility scooter store with charging points
- Part Exchange and Entitlements Advice available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Randolph House, Harrow

1 | 1 | Offers in the region of £300,000

Summary
Randolph House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

Communal facilities include a club lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and a restaurant which has table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Randolph House with additional services including care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Randolph House is conveniently located within the affluent and charming area of Harrow, Northwest London, where you can enjoy village style living. Residents of Randolph House benefit from a well-established community with plenty of amenities, including supermarkets, post office, GP and pharmacy close to home. The area boasts more than 50 parks and green areas, making it a highly desirable place to live. Randolph House is close to three tube stations and a mainline station, as well as excellent road links and major bus routes.

Entrance Hall
Front door with spyhole leads to the entrance hall, the 24 hour emergency response system is wall mounted. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

Lounge
A bright west facing lounge with the benefit of a French door which allows lots of natural light into this room is also access to the patio area. The spacious lounge also provides ample space for dining. TV & telephone points, ceiling light points and raised power points. Partially glazed door leads onto a separate kitchen

Kitchen
Fully fitted modern style kitchen with high gloss cupboard doors and contrasting work surfaces. Stainless steel sink and drainer with chrome mixer tap sitting below electronically operated window. Waist height electric oven and built-in microwave oven above. Fitted electric four ring ceramic hob with stainless steel extractor hood over and opaque glass splash back. There is an integrated fridge/freezer, dishwasher. Ceiling and under unit lighting.

Bedroom
A spacious west facing double bedroom with full length window. Door to walk-in wardrobe fitted with shelving and hanging rails. TV and phone point, ceiling light and raised power points.

Shower Room
Modern suite comprising of; walk-in level access shower with thermostatically controlled shower with grab rails, WC with bidet spray attachment, vanity wash-hand basin with fitted furniture surround including storage below, fitted illuminated mirror, shaver point and down lights over, tiled walls and slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot lights.

Parking
This apartment includes a generous allocated parking space with electric charging and is situated adjacent to the main entrance.

Service Charge Breakdown
• Onsite Estate Manager and team
• 24-hour emergency call system
• 1 hrs domestic assistance per week
• Onsite restaurant
• Water rates for communal areas and apartments
• Cleaning of communal windows
• Electricity, heating, lighting and power to communal areas
• 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £11,077.82 per annum (for financial year end 30/06/2027)

Entitlements Service Check out benefits you may be entitled to, (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information
Lease 999 years from 1st January 2017
Ground Rent: £435 per annum
Ground Rent Review: 1st January 2032

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

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage







