MAjOR

ESTATE & LETTINGS AGENTS

# Homehays House, Hatch End, HA5



## FOR SALE £100,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

A bright and well-presented one-bedroom retirement apartment, ideally situated on the second floor of a popular development in the heart of Hatch End. Conveniently located within easy walking distance of local shops, transport links, and the station, this attractive home offers comfortable and independent living for those aged 55 and over.

The accommodation comprises a spacious lounge, fitted kitchen, generous double bedroom, and a modern shower room/WC. The apartment benefits from double glazing, a secure entry phone system, resident management staff, and a Careline alarm service, providing added peace of mind.

Residents enjoy access to a range of excellent communal facilities, including a lift to all floors, residents' lounge, laundry room, guest accommodation for visitors, and attractive communal gardens. A varied programme of social activities helps foster a friendly community atmosphere, including weekly coffee mornings, monthly fish and chip suppers, and occasional music evenings.

- Bright and spacious lounge
- Fitted kitchen
- Double bedroom
- Shower room/WC
- Second floor retirement apartment
- Double glazing throughout
- Secure entry phone system
- Resident management staff
- Careline alarm service
- Lift access
- Residents' lounge
- Laundry facilities
- Guest suite for visitors
- Pets considered (cats and dogs subject to lease terms and landlord approval)
- Minimum age requirement: 55 years
- Lease- 99 Years remaining
- Service Charge- £2456.97 every 6 months

**Early viewing is highly recommended.**






Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

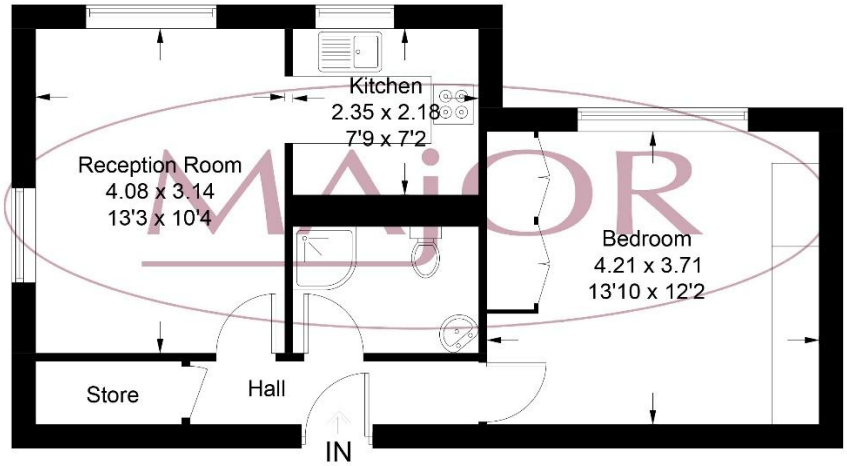




| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

## Floor Plan




Approximate Gross Internal Area = 44.0 sq m / 474 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308185)

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

**Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

**Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.