



Cella Court Tranquil Lane Harrow HA2 0GX

for sale
£350,000



Property Description

Connells are pleased to offer to the market this well-presented two-bedroom ground floor apartment situated within the desirable Cella Court on Tranquil Lane, Harrow, offers spacious and contemporary living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property features a bright and welcoming open-plan reception room and fitted kitchen, creating a versatile living space perfect for both relaxing and entertaining. The modern kitchen is well-equipped with a range of fitted units and ample worktop space.

The accommodation comprises two generously sized double bedrooms, both benefiting from built-in fitted wardrobes, providing excellent storage solutions. The principal bedroom enjoys the added luxury of an en-suite shower room, while a separate modern family bathroom serves the remainder of the property, offering a total of two bathrooms.

Further benefits include a useful storage room, ideal for household items and additional belongings, helping to keep the living areas clutter-free.

Externally, the property enjoys a private rear yard, providing valuable outdoor space for seating, container gardening, or enjoying the warmer months.

Conveniently located in Harrow, the property is well positioned for a range of local amenities, shops, restaurants, transport links, and highly regarded schools, offering excellent connectivity to Central London and the surrounding areas.

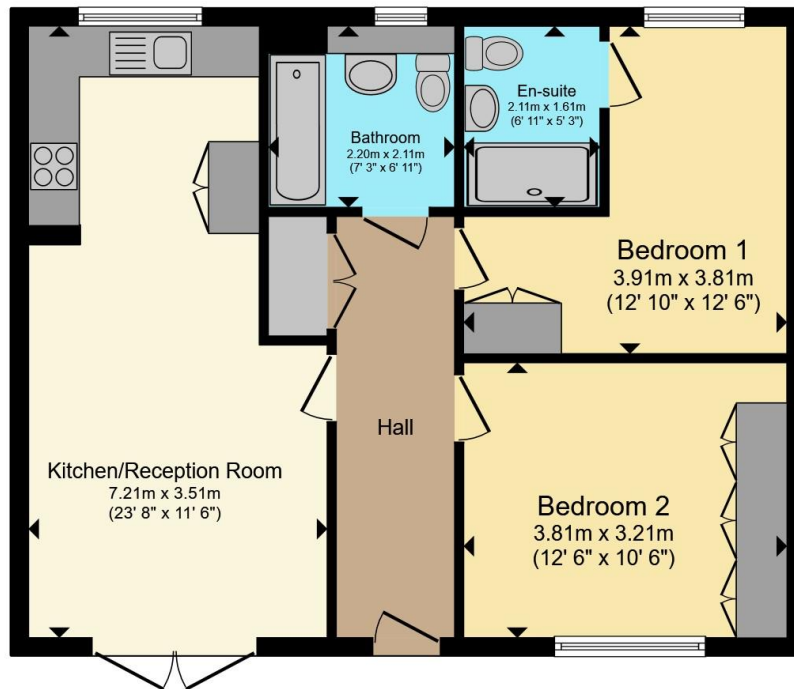
Viewing is highly recommended to fully appreciate the property.

Agents Note:

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be

refunded, even if the property purchase does not go ahead."





Ground Floor

Total floor area 64.4 m² (693 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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182 Station Road
 HARROW HA1 2RH

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1187.00

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313004

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.

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