



Connells

Royal Court Howard Road
Stanmore



Property Description

**** NO UPPER CHAIN **** This beautifully presented ground floor apartment is set within a highly sought-after residential development and combines spacious, modern living with excellent outdoor space, perfect for both homeowners and investors.

The property features a stylish open-plan reception, dining and kitchen area, ideal for contemporary living and entertaining. The integrated fitted kitchen is well designed with ample storage and worktop space, seamlessly flowing into the living area and opening directly onto a large private terrace/patio, providing an exceptional space for outdoor dining and relaxation.

Accommodation comprises two generously sized double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the added convenience of an en-suite shower room, while a modern family shower room serves the rest of the apartment. Further benefits include ample storage throughout, enhancing the practicality of the home.

Externally, the apartment boasts a large allocated parking space, adding to the convenience, and residents enjoy the peaceful setting of this well-maintained development while remaining within easy reach of local amenities and transport links.

Early viewing is strongly recommended to fully appreciate the space, location, and lifestyle this impressive apartment has to offer.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door, phone entry point, utility cupboard, storage cupboard, radiator.

Utility Cupboard

Washing machine and storage.

Living Area

Window to rear aspect, patio door to patio area, television point, telephone point, radiator.

Dining Area

Window to rear aspect, patio door to patio area, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric eye level oven, electric hob with extractor hood, integrated fridge/freezer, dishwasher.

Bedroom One

Window to rear aspect, door to patio area, radiator, dressing area with two built in wardrobes, door to en-suite.

En-Suite

Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

Bedroom Two

Window to rear aspect, fitted wardrobe, radiator.

Shower Room

Shower cubicle, WC, wash hand basin, heated towel rail.

Outside

Private Patio

Paved enclosed patio area running full length of property.

Parking

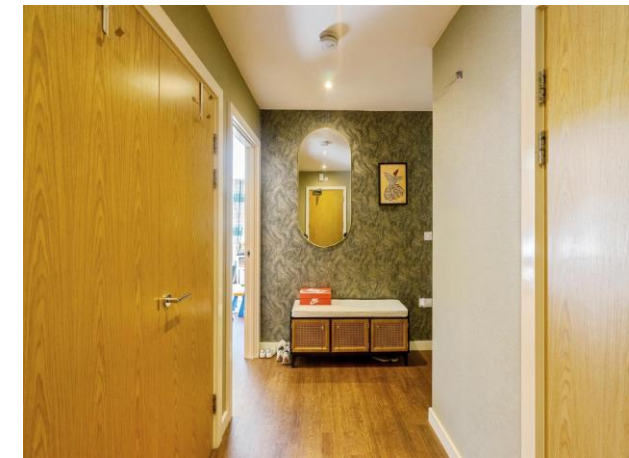
Underground allocated parking space.





Total floor area 84.8 m² (913 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
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EPC Rating: B

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312880

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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