

Ashburton Court

Pinner • • HA5 3LD
Asking Price: £425,000



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A rarely available and very well presented split-level maisonette, offered with no onward chain and ideally located just a short walk from Pinner High Street and Pinner Underground Station (Metropolitan Line). The property benefits from a private entrance and comprises a spacious lounge with balcony, two good-sized bedrooms, a tiled family bathroom, and a fitted kitchen with white goods. Set in a prime Pinner village location, it is well suited to first-time buyers, investors, or families, with further benefits including a private garden and garage, and parking available.

Spilt Level Maisonette

Two Double Bedrooms

Private Garden and Balcony

Short Stroll To Pinner High Street

Residents Parking

Private Garage

Fitted Kitchen

Spacious Reception Room

No Onward Chain

Approx Area: 782 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

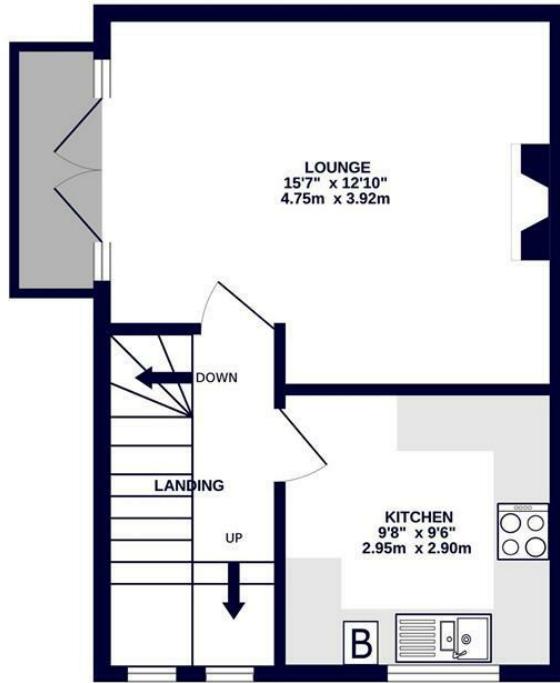
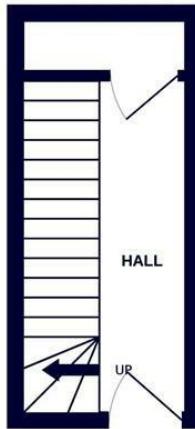




GROUND FLOOR
84 sq.ft. (7.8 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.

2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
201410 A	A
201411 B	B
201412 C	C
201413 D	D
201414 E	E
201415 F	F
201416 G	G
More energy efficient - higher running costs	
59	68
EU Directive	2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.