

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

WINDSOR COURT, WESTBURY LODGE CLOSE, PINNER, HA5 3XL



PRICE....£340,000....LEASEHOLD

The bright and well presented front facing two bedroom fourth floor apartment is situated in this highly desirable retirement development in the heart of Pinner. The apartment is offered with 70% ownership and has no upper chain. It is ideally located within minutes' walk of Pinner Memorial Park and the Village centre offering a vast array of shops and restaurants, coffee houses, supermarkets, Pinn Medical Centre and the Metropolitan Line Tube Station. There is a site manager at the office weekday mornings to assist with any requirements the residents may have. The accommodation comprises of communal entrance accessed via security entry phone system, leading to well maintained communal hall with stairs and lift to all floors. Private entrance hall with a large storage cupboard, a 15'3ft living room with views over the front, a modern fitted kitchen, 12'6ft bedroom one 12'6ft bedroom two. Outside, there are well kept communal gardens surrounding the development which are mainly laid to lawn with well stocked flower, shrub and tree borders.

Also, there are residents and visitors parking spaces available.

020 8866 0222







COUNCIL TAX

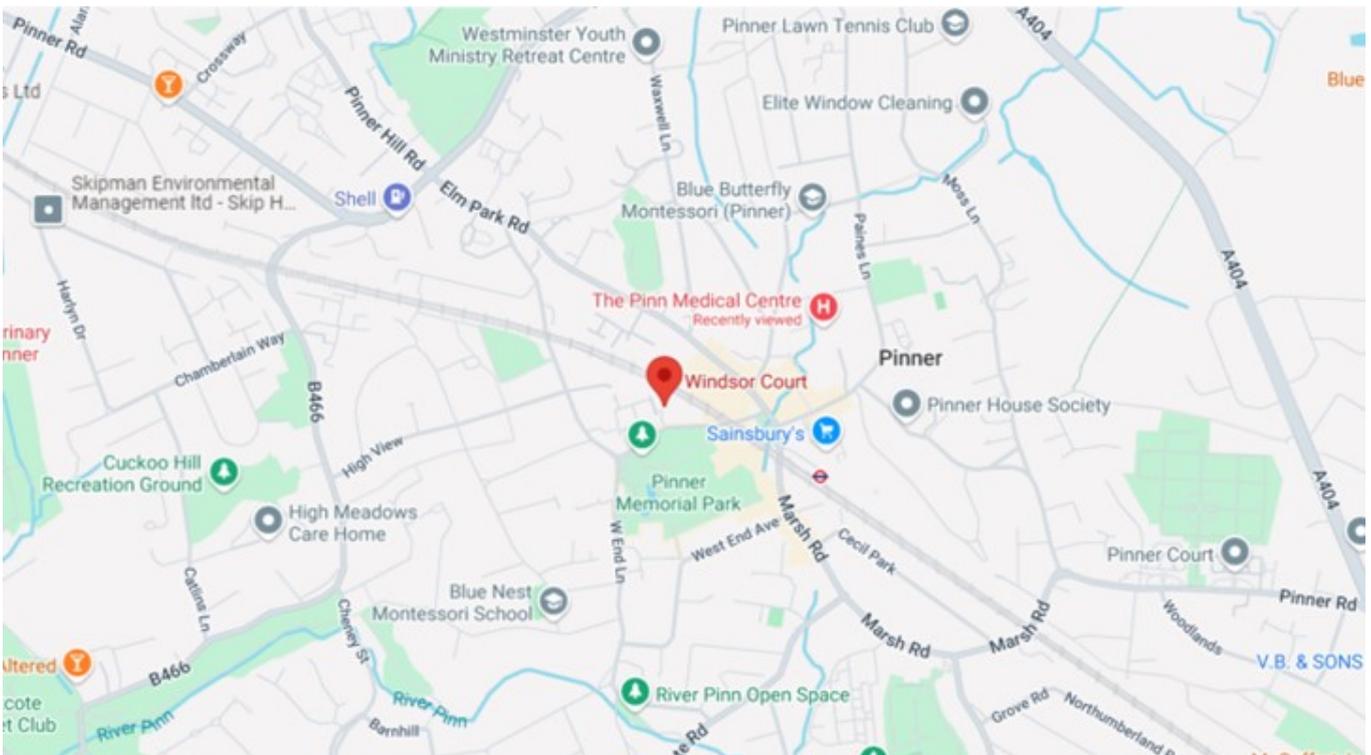
London Borough of Harrow - Band C - £2,032.28

LEASE & SERVICE CHARGE

Lease - 83 Years Unexpired
Service Charge - £323 per month/£3,876 per annum

LOCAL TRANSPORT/AMENITIES

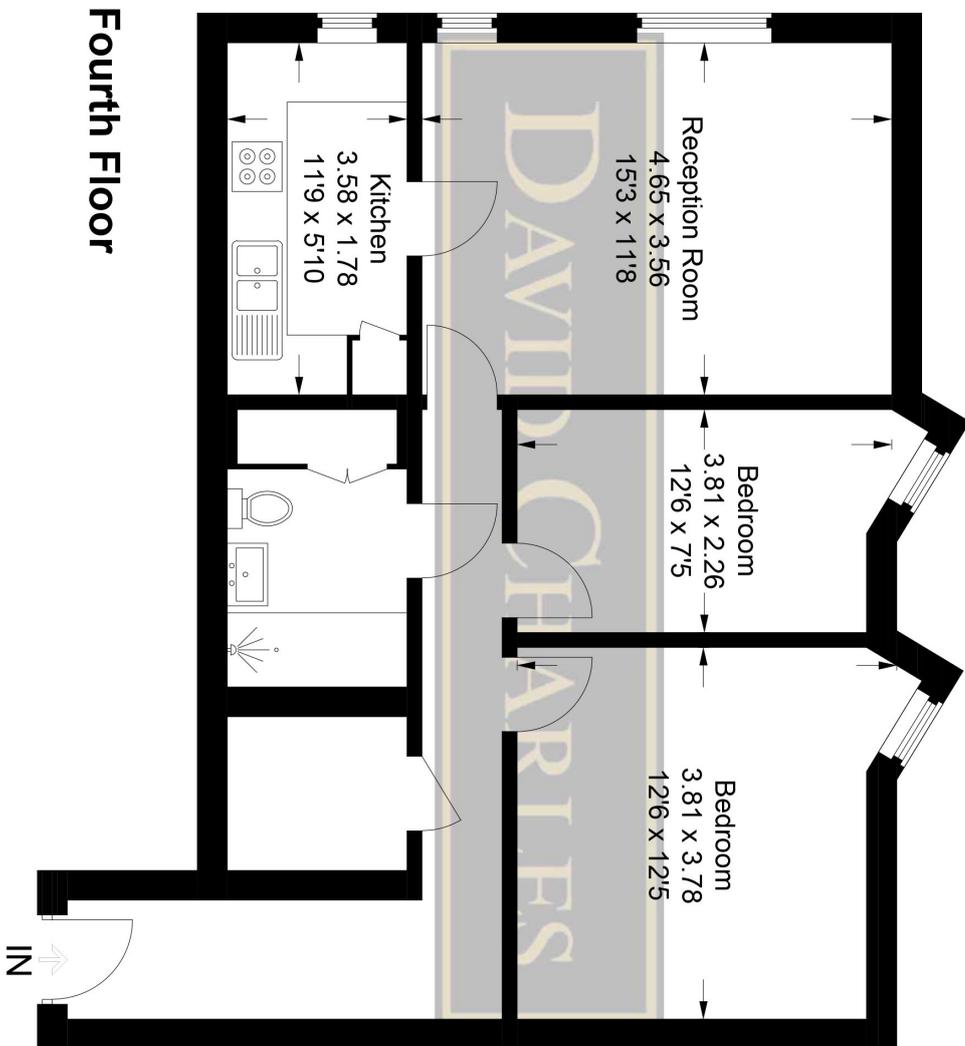
Pinner Station (Metropolitan Line) - 0.3 Miles
Sainsbury's & Marks And Spencer - 0.3 Miles
Pinn Medical Centre - 0.4 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Windsor Court

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.