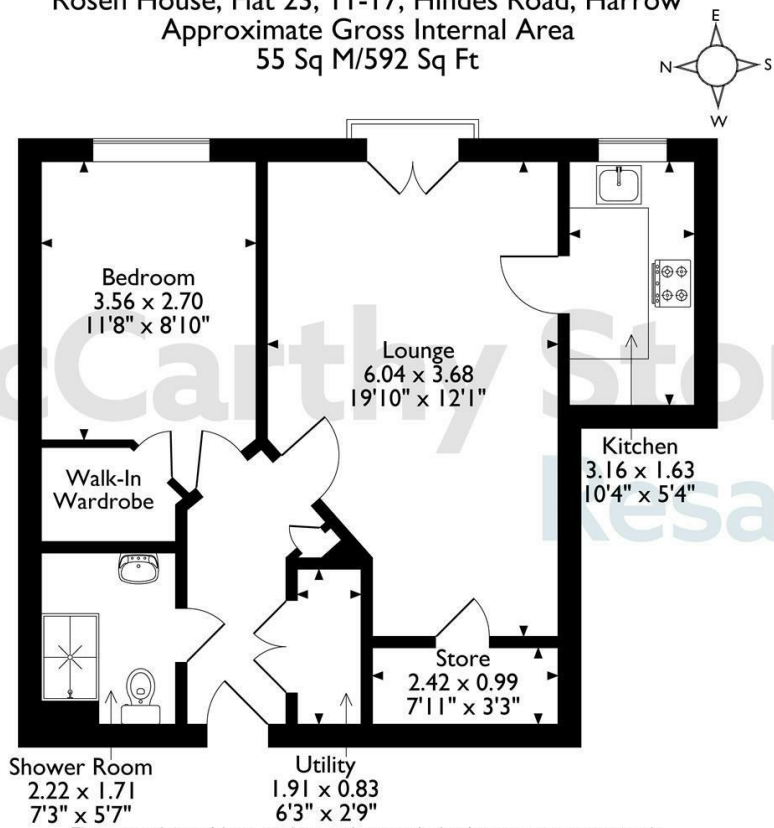
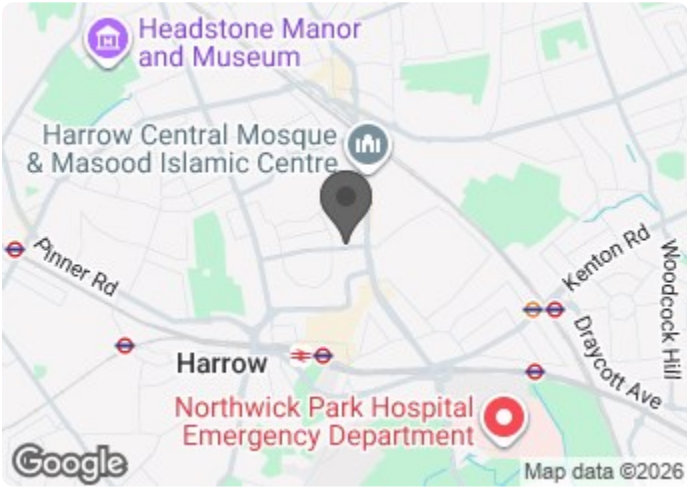


Rosen House, Flat 23, 11-17, Hindes Road, Harrow
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

23 Rosen House

11-17 Hindes Road, Harrow, HA1 1SH



Asking price £415,000 Leasehold

An immaculately presented spacious ONE bedroom third floor apartment with Juliet balcony accessed from the living room, a large double bedroom with walk-in wardrobe, fully fitted kitchen and modern shower room.

All within the much sought after Rosen House retirement living development. Viewings are highly recommended to fully appreciate this stunning apartment and development.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

11-17 Hindes Road, Harrow

Summary

Rosen House is a high quality retirement development for those over 60 years of age, located in Harrow Town Centre with easy access to transport and shopping facilities. Whilst offering total independence to owners, there will be staff on hand and a 24hr emergency call system if required.

The house manager is on site between 9am to 2pm to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has camera door entry and 24-hour emergency call systems. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from a far, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Entrance Hall

Spacious entrance hall with a Hive thermostat. Off the entrance hall there is a walk-in storage/utility cupboard with shelving, ceramic tiled flooring housing a washer/dryer, heat exchange unit, ventaxia unit and hot water cylinder. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

At Rosen House there is a communal central heating system controlled individually by the Hive thermostat positioned in each entrance hall. There is a monthly bill for heating and hot water.



Living Room with Balcony

A beautifully presented bright and spacious living room benefitting from double glazed patio door opening onto a Juliet balcony. TV & BT points, SKY & SKY+ points and raised electric power sockets. There is ample room for dining and comfortable seating Fitted carpets and two modern energy efficient wall mounted radiators. Partially glazed door leads to separate kitchen.

Kitchen

Modern fully fitted kitchen with tiled floor and an excellent range of high gloss wall and base units with contrasting worktops. Integral NEFF appliances include; waist height oven, microwave, induction hob with opaque glass splash back, stainless steel extractor hood, fitted fridge/freezer. Plinth lighting.

Bedroom

A bright, beautifully presented and spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Modern wall mounted radiator, raised power points, TV and BT points. Full height double glazed windows, allowing ample natural daylight.

Shower Room

Modern white suite includes; Fully tiled walk-in level access thermostatically controlled shower with grab rails and glazed screen, close coupled WC and vanity unit with wash basin inset and storage below, illuminated mirror cabinet, electric ladder style towel warmer which is also connected to the central heating system.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds



1 bed | £415,000

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,654.77 per annum (up to financial year end 31/03/2027)

Leasehold

Lease length: 999 years from January 2018

Ground Rent: £425 per annum

Ground Rent review date: January 2033

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

