



Connells

Meadow Gate Corbins Lane
Harrow

Meadow Gate Corbins Lane
Harrow HA2 8ET

for sale offers in excess of
£275,000



Property Description

Connells are delighted to present this well-proportioned ground floor apartment with step free access situated within the popular Meadowsgate development on Corbins Lane, Harrow.

Offering comfortable and practical accommodation throughout, this property is ideally suited to first-time buyers, downsizers and investors alike.

The property is accessed via a welcoming entrance porch, providing a useful space for coats, shoes and additional storage. Beyond the porch, the apartment opens into a spacious open-plan reception room and kitchen, creating a bright and versatile living environment ideal for both everyday living and entertaining guests. The kitchen is fitted with a range of wall and base units, complemented by ample worktop space and room for appliances.

There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for use as guest rooms, children's bedrooms or a home office. The property is further enhanced by a family bathroom and benefits from a practical layout that maximises the available living space.

Meadowsgate is conveniently located on Corbins Lane, providing easy access to a range of local amenities, including shops, supermarkets, schools and recreational facilities. Excellent transport links nearby offer convenient connections to Harrow town centre, surrounding areas and Central London, making this an ideal location for commuters.

Viewings are highly recommended.

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."





Total floor area 64.3 m² (692 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

Connells



To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: C Council Tax
Band: C

Service Charge:
1800.00

Ground Rent:
160.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313157

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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