



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Albers Court

Ladysmith Road, Harrow HA3 5AE

- Two double bedroom
- Two bathroom
- Balcony
- Allocated parking

**Offers In Excess Of £325,000**

EPC Rating B





## Property Description

A newly redecorated TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT located within this modern purpose built block and allocated parking space. The development is located just moments from the amenities of the High Street and is just 0.5 miles from Harrow and Wealdstone Station (Bakerloo Line and Overground including fast trains), Families will appreciate the close proximity to several 'Outstanding' and 'Good' Ofsted-rated schools. The property is offered to the market with a long lease and is CHAIN FREE.



This lovely home comprises; A modern and spacious reception room semi open plan with the fitted grey gloss kitchen with integral appliances (including an electric hob, oven and fridge/freezer) and direct access to the balcony, perfect for enjoying the summer evenings! There are two large double bedrooms, one with an en-suite shower room, a very good sized family bathroom with bath, overhead shower, W.C and Basin. There is a separate utility cupboard housing the regularly serviced electric boiler system, the washing machine and dryer with space for storage.



Residents have access to a maintained communal garden with a bicycle shed and there is one allocated parking space, visible from the living room, that is included within the sale.

## Leasehold information

We have been advised that there are 148 years remaining on the lease.

We have been advised the service charge is approximately £1,262 per annum.

We have been advised the ground rent is approximately £350 per annum



## Local Schools

The Sacred Heart Language College - Ofsted 'Outstanding'

Salvatorian Roman Catholic College - Ofsted 'Good'

Whitefriars School - Ofsted 'Good'

Belmont School - Ofsted 'Good'

Marlborough School - Ofsted 'Good'

Weald Rise Primary School - Ofsted 'Good'

Alpha Prep School - Independent

St Jerome School - Ofsted 'Good'

Helix Education Centre - Ofsted 'Good'

St Josephs Catholic School – Ofsted 'Good'

Hujjat Primary School - Ofsted 'Good'

Kingsley High School - Ofsted 'Outstanding'

Cedars Manor School - Ofsted 'Good'



## Local Transport

Harrow and Wealdstone Station - Bakerloo line and Overground to Watford Junction/Euston including fast trains to Euston from 13 minutes. - 0.5m

Headstone Lane Station - Overground line - 0.8m

Harrow on the Hill Station - Metropolitan line and National Rail Service to Marylebone/Aylesbury - 1.3m

258 Bus Route - South Harrow/Watford

140 Bus Route - Harrow Weald/Hayes

182 Bus Route - Brent Cross/Harrow Weald

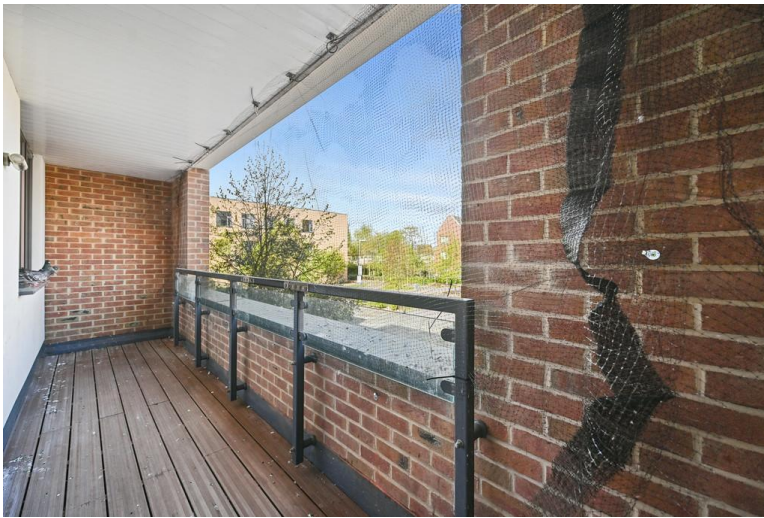
340 Bus Route - Edgware/Harrow



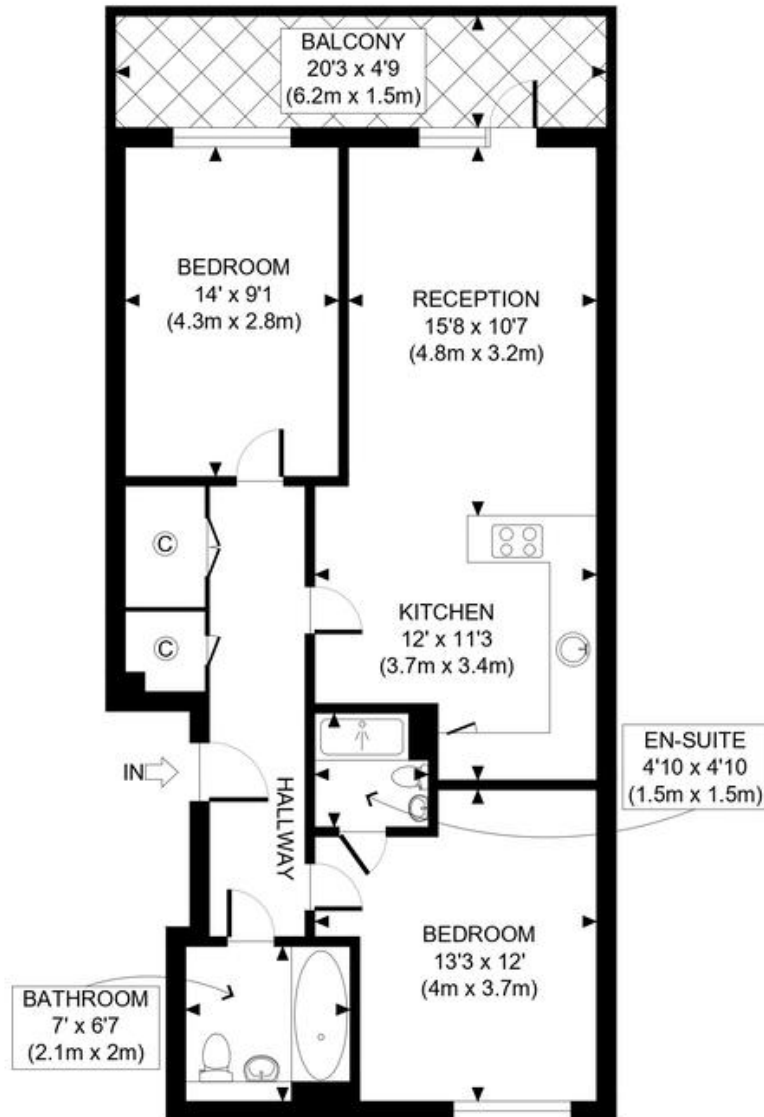


## Local Area

This property is perfectly located for commuters needing access into London being only 0.4m from the nearest station. Residents have a choice of local parks to visit to spend the weekend including Boxtree Park where you will find tennis courts and a café. Harrow on the Hill is approximately 2 miles away and there are a choice of shopping centres, restaurants and bars. Hatch End and Stanmore are also easily accessible giving you plenty of choice to fill the weekends.



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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 759 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 759 SQ FT/ 71 SQM

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83 B	83 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		