



Churchill Court, Roxeth Green Avenue Harrow, HA2 8BA

Asking Price £235,000



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# Churchill Court, Roxeth Green Avenue Harrow, HA2 8BA

A well-presented one-bedroom ground floor flat set within a secure development on Roxeth Green Avenue. The property offers a spacious lounge/dining room with direct access to the communal garden, a separate fitted kitchen, a generous double bedroom and a modern bathroom. Additional benefits include an entryphone system, a storage cupboard, and gated allocated parking.

Situated just 0.7 miles from South Harrow's Piccadilly Line station and a wide range of local shops, supermarkets and bus links, the property provides both convenience and comfort. With 102 years remaining on the lease, this is an ideal first-time purchase or investment opportunity.

- Ground Floor Flat
- One Double Bedroom
- Reception/Dining Area
- Fitted Kitchen
- Bathroom
- Communal Garden
- Entryphone System
- Gated Allocated Parking
- Lease years Remaining 102 Years
- Close to Shops and Tube



## INTERNAL

The entrance door of this ground floor flat opens into a welcoming entrance hallway with a storage cupboard and door to all rooms. The spacious lounge/diner has a rear aspect window and obscured glass french doors opening into the communal gardens. The kitchen has part tiled walls and floor, wall and base units with built under oven and gas hob. There is a generous double bedroom and a bathroom with a bath, basin and WC. The property has gas central heating and double glazing.

## EXTERNAL

Gated allocated parking and a communal garden.

## LOCATION

Churchill Court is situated on Roxeth Green Avenue approximately 0.7 miles from South Harrow's Piccadilly Line Tube and Bus stations., South Harrows busy shopping centre which includes and Aldi supermarket. Waitrose Supermarket and a petrol station is approximately 1 mile away.

## ADDITIONAL INFORMATION

Council Tax Band C £2,129.65 Per annum

Service Charge £1,550 Per annum (includes building insurance)

Ground Rent £150 Per annum

Lease 102 years remaining

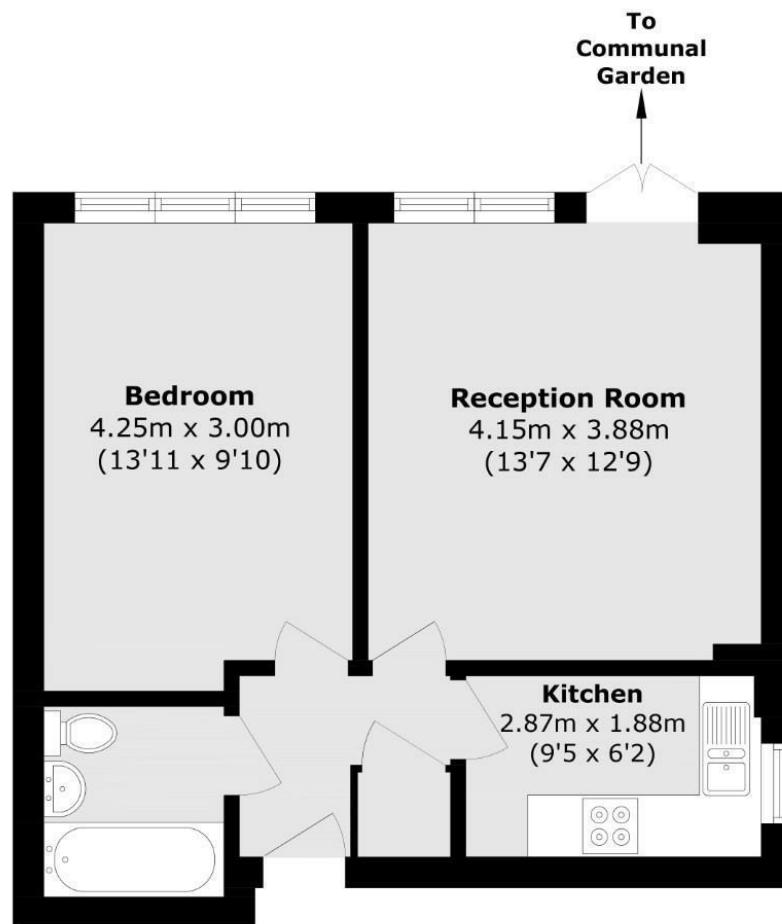
All above as advised



**Council Tax Band: C**

Leasehold

## Floor Plan



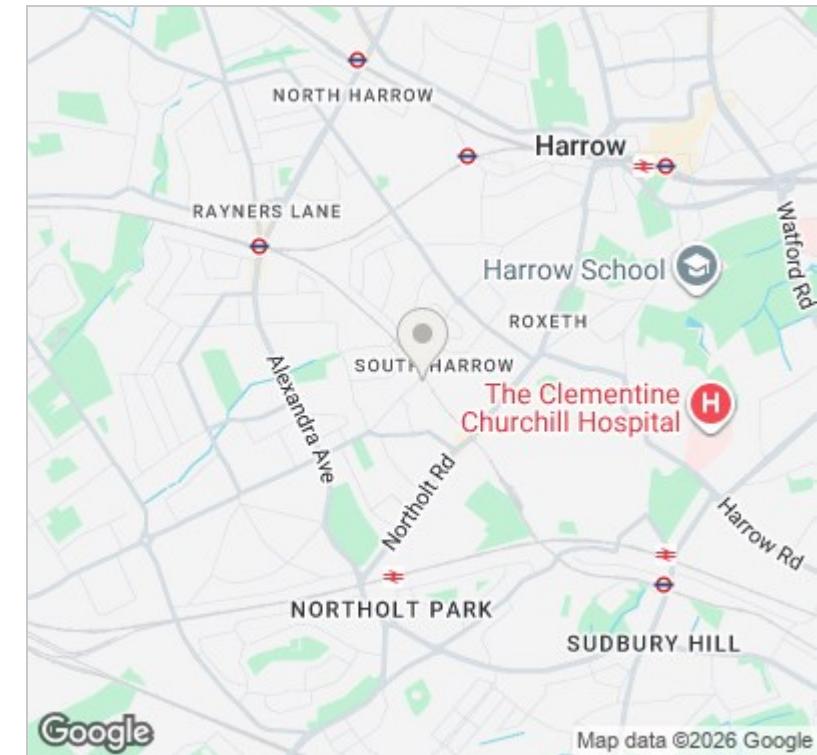
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

