

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**  
Estate Agents



554, Uxbridge Road, Pinner

£120,000



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)



A bright well maintained first floor One Bedroom Retirement flat situated in the popular Dingles Court. Located within easy reach of Pinner Village which offers a selection of shops, cafe's, bus routes and Metropolitan Underground Station. Features of this development include security entry-phone system with CCTV, individual emergency alarm system in each flat, lift to all floors and scheme manager. This charming flat offers a lounge/dining room, fitted kitchen, bedroom and shower room. It has double glazing and gas central heating. Purchasers can buy at a rent free 70% share. No ground rent is payable. NO UPPER CHAIN.



#### Entrance Hall

Storage cupboard and airing cupboard with hot and cold water tanks.

Lounge/Dining Room 4.71m (15'6") x 3.23m (10'7")

Double glazed window to front with Juliet balcony. Cupboard housing central heating boiler.

Kitchen 3.78m (12'5") x 1.67m (5'6")

Fitted with a matching range of base and eye level units with inset 1+1/2 bowl sink with single drainer. Fridge/freezer, washing machine, gas cooker with extractor hood, part tiled walls and double glazed window to front.



**Bedroom** 3.78m (12'5") x 2.85m (9'4")

Double glazed window to front. Free standing wardrobe.

**Shower Room**

Corner shower enclosure with body jets, pedestal wash hand basin, part tiled walls and low-level WC.

**Parking** 0' 0" x 0' 0" (0m x 0m)

Ample resident parking.

**Gardens**

Beautiful well maintained gardens with woodland backdrop. Seating area, lawns, huge selection of mature trees and shrubs.

**Service Charge**

£3,081.76 p.a. 2025

**Lease**

New Lease on completion, reset to 100 years.

**Council Tax Band B**

**EPC Rating C**

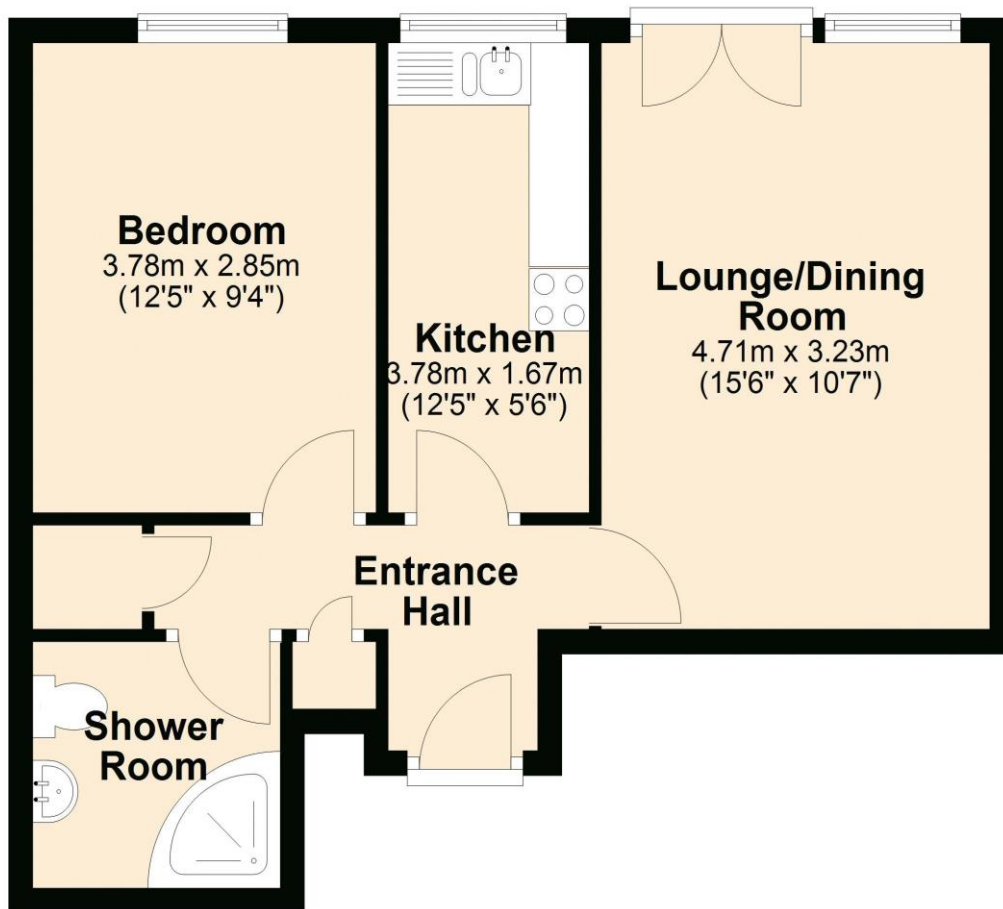


## KEY FEATURES:

- Lounge/diner ● Double Glazing ● Fitted Kitchen ● Shower room/wc ● Gas heating ● Ample Parking ● Beautiful Gardens ●

## First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 43.6 sq. metres (468.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
74	78

Very energy efficient - lower running costs  
(92+) A  
(81-91) B  
(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

www.epc4u.com



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.