



Flat 3, Chippenham Court, 91 Peel Road
£315,000



F fairfieldestates



Flat 3

Chippenham Court, Harrow

This well-presented two-bedroom first floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a modern and comfortable home. The property features a spacious living room with ample room for both relaxation and dining, complemented by a separate kitchen measuring 14'5" by 7'6" (ideal for those who enjoy cooking or entertaining). Further practical features include allocated underground parking, providing secure and convenient parking for residents, and a service charge of £2,653.32 per annum, which includes ground rent and building insurance. The property falls within Council Tax Band C.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

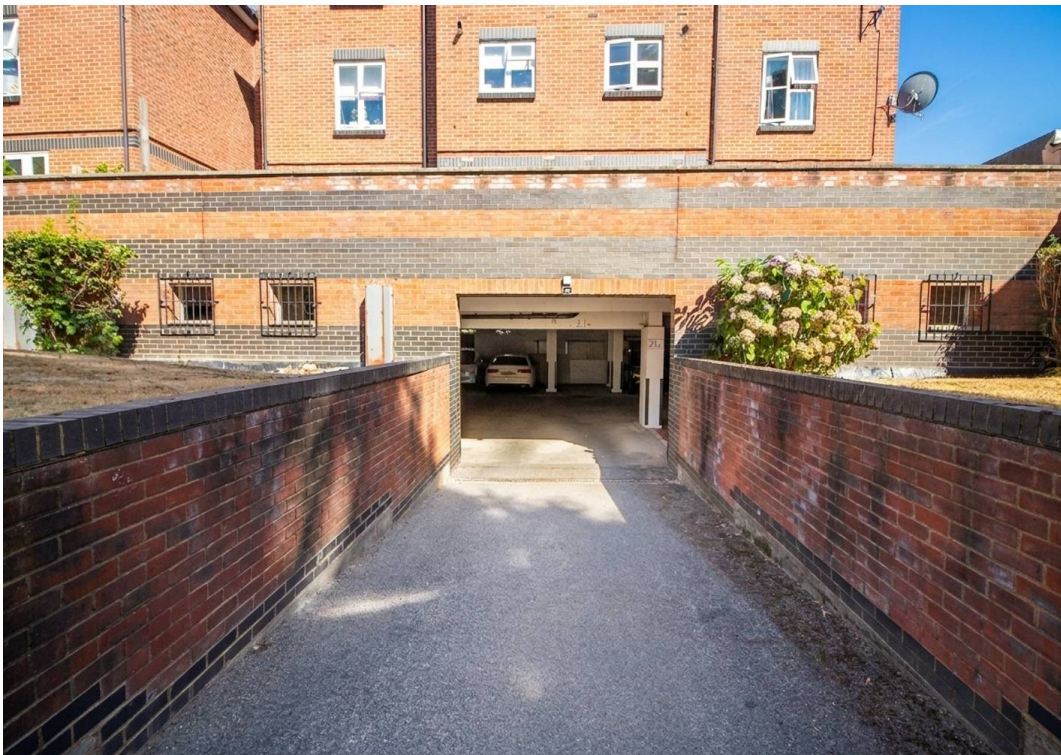
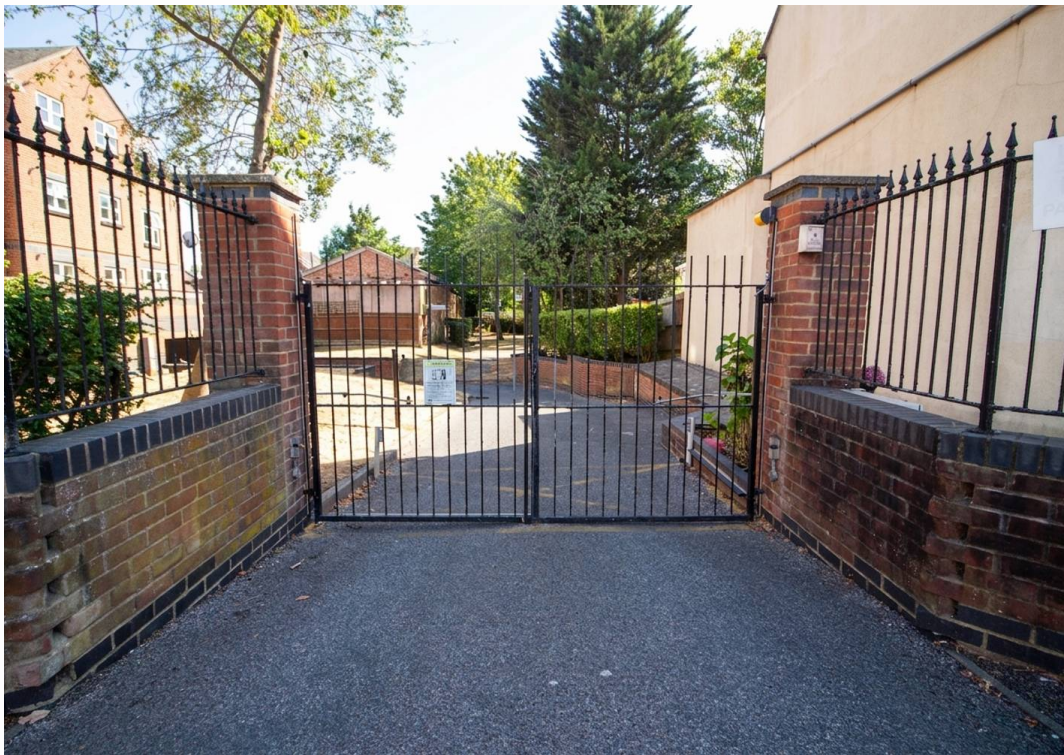
EPC Environmental Impact Rating:



- TWO BEDROOM - FIRST FLOOR FLAT
- 92 YEARS LEASE REMAINING
- DOUBLE GLAZED & GAS CENTRAL HEATING
- ALLOCATED UNDERGROUND PARKING
- SEPARATE KITCHEN 14'5 x 7'6"
- SERVICE CHARGE £2,653.32 - INC GR & BI
- EPC RATING - B
- COUNCIL TAX BAND - C



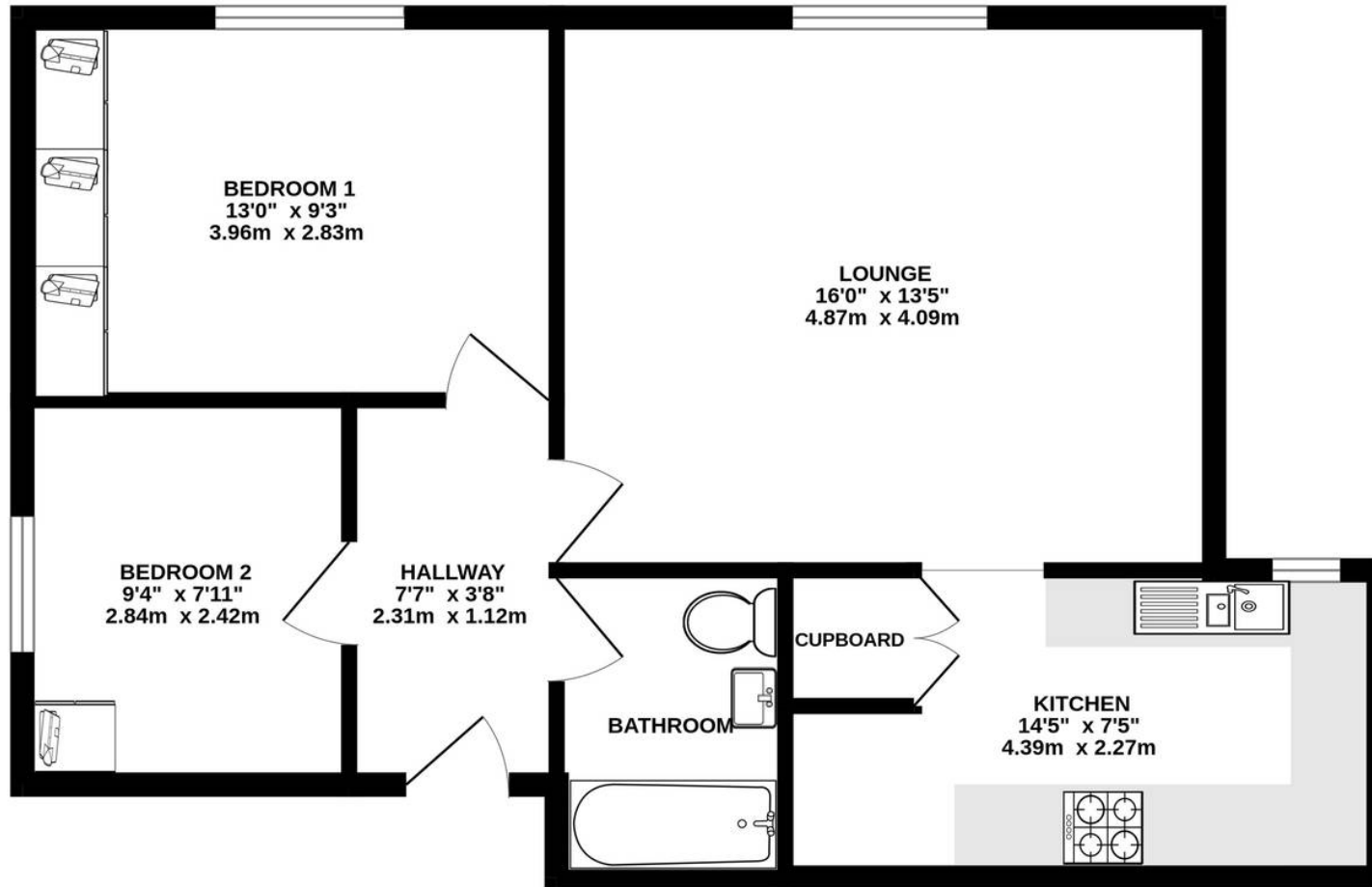








GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

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

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