

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [pinner-sales@david-charles.co.uk](mailto:pinner-sales@david-charles.co.uk)

## AUDLEY COURT, PINNER, MIDDLESEX, HA5 3TQ



**PRICE....£339,950 LEASEHOLD**

This well presented two bedroom first floor maisonette (595 Sq Ft/55.3 Sq M) is ideally located within walking distance of local shopping and transport facilities, popular schools and parks. It is tastefully decorated with wood strip flooring and pastel coloured walls. The accommodation includes a spacious living room and a modern kitchen with integrated appliances. There are two double bedrooms, a tiled bathroom with a white suite and a large loft for extra storage space. The property includes double glazing throughout, a modern combination boiler, a long lease and low outgoings. There is a 60' private rear garden with a wooden storage shed and main lawn. Offered with no upper chain.

**020 8866 0222**







### **COUNCIL TAX**

London Borough of Harrow - Band C - £1,648.70

### **LEASE & SERVICE CHARGE**

Lease: 95 years

Ground Rent: £200 per annum

### **LOCAL SCHOOLS**

Pinner Wood Primary School - 0.29 Miles

West Lodge Primary School - 0.67 Miles

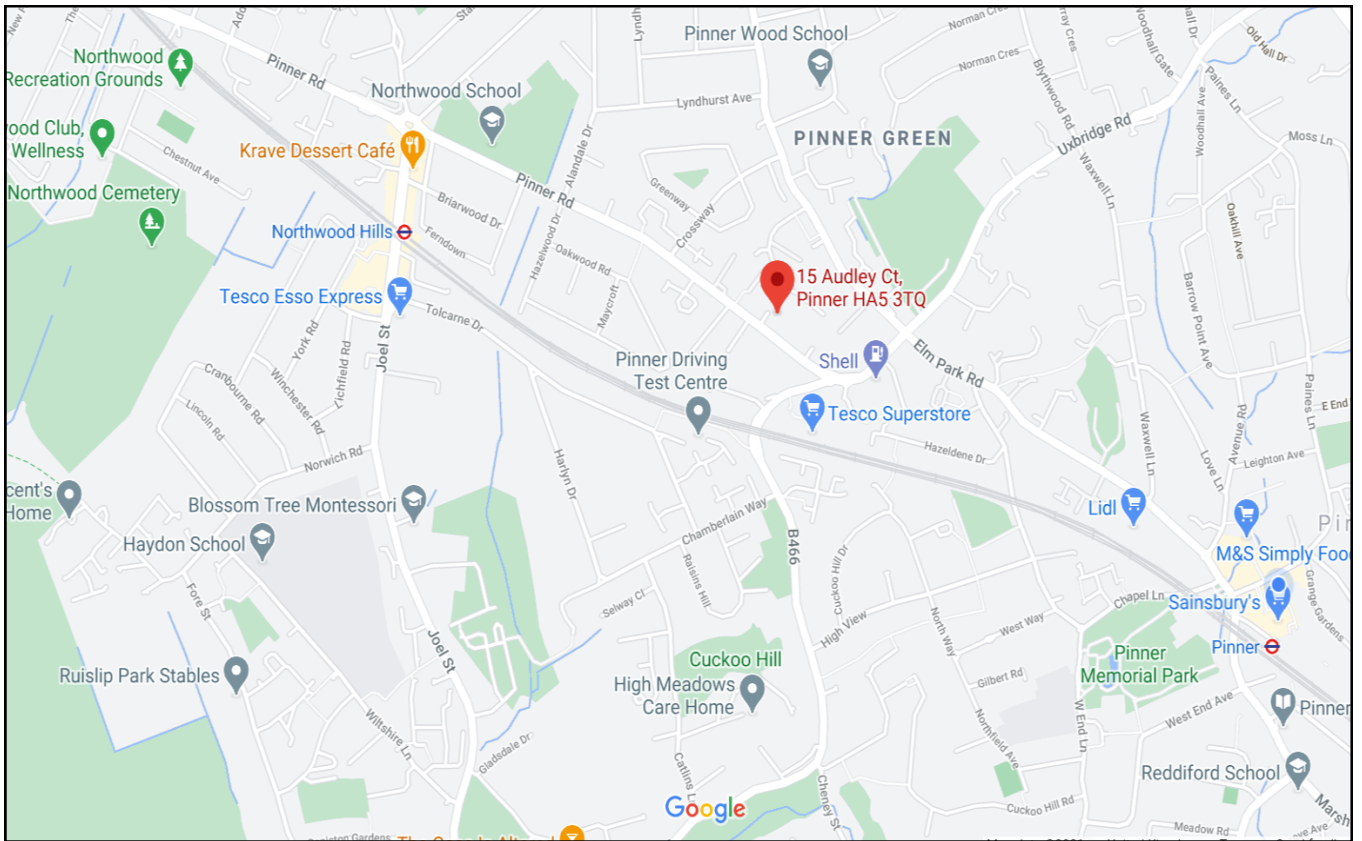
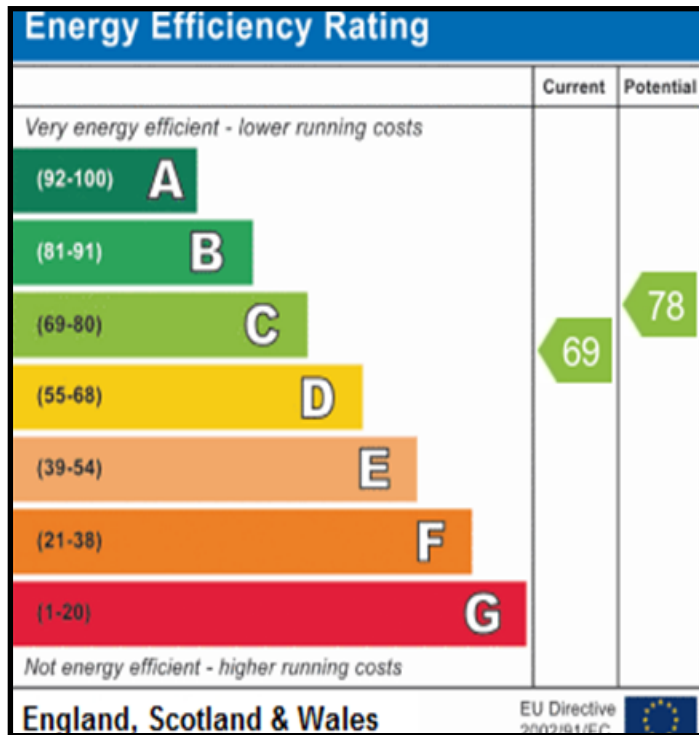
Pinner High School - 1.45 Miles

Nower Hill High School - 1.48 Miles

### **LOCAL TRANSPORT**

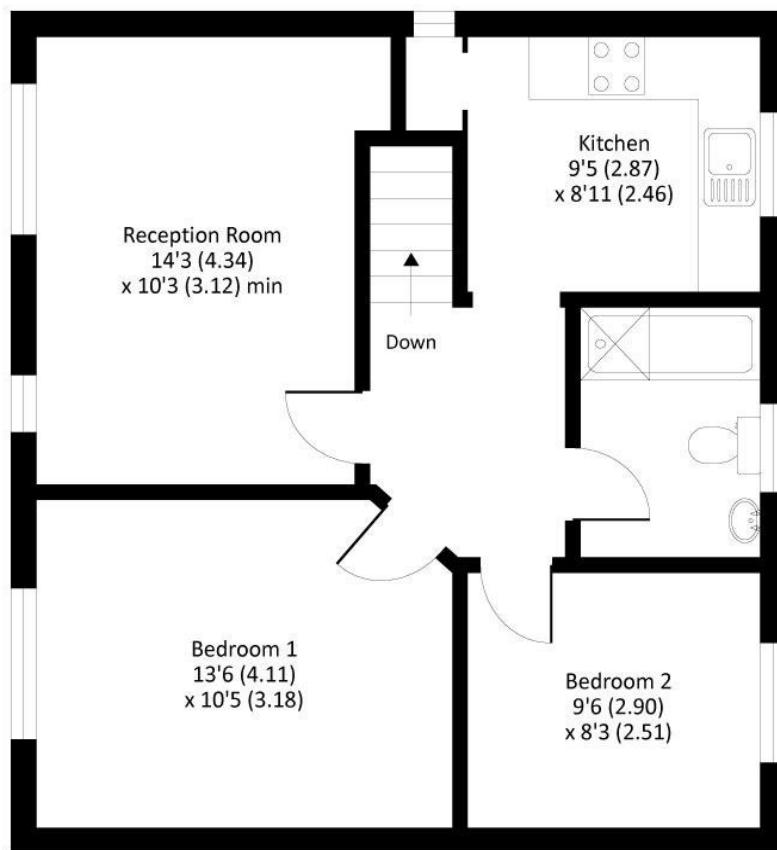
Northwood Hills Station (Metropolitan Line) - 0.7 Miles

Pinner Station (Metropolitan Line) - 1.0 Miles



# Audley Court, Pinner, HA5 3TQ

Main house gross internal area = 595 sq ft / 55.3 sq m



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*