



2



1



1



Arundel Court | Alexandra Avenue | HA2 8PH

Asking Price Of £315,000

This two double bedroom flat is set just moments from Northolt Park Station and is set in the heart of South Harrow. With no upper chain the property offers a quick turn around and is ideal for those making their first step onto the property ladder. The development comes with communal gardens to the rear.

- First Floor Flat
- Two Bedrooms
- Kitchen
- Reception Room
- Bathroom
- Communal Garden
- Opposite Alexandra Park
- UPVC Double Glazing



INTERNALLY The flat is entered by a communal door with entry phone. Inside the flat is a hallway which all rooms lead off as well as a storage cupboard. The reception room is spacious with two windows which allows in plenty of natural light. The kitchen has plenty of storage cupboards and worktop space, boiler fitted to the wall, part tiled walls and laminated flooring. There is also a door which leads out to rear of the property. Bedroom one is a double bedroom with built in wardrobes and bedroom two is a small double bedroom. The bathroom is fully tiled and comprises of panelled bath, wc and vanity wash hand basin. The reception and bedrooms are carpeted and all windows are UPVC double glazed.

EXTERNALLY There is a communal garden.

LOCATION Arundel Court is situated on Alexandra Avenue, opposite Alexandra Park, approximately half a mile to Northolt Park Station and just less than a mile to South Harrow Piccadilly line tube and shopping centre. Earlsmead Primary school is situated at the top end of Arundel Drive approximately 0.4 miles away. Rooks Heath secondary school on Eastcote Lane is approximately 0.5 miles away.

Council Tax Band C - £1,744.32

Ground Rent £10 per annum

Service Charge £978 per annum

Lease 85 years remaining

All above as advised.

Arundel Court, South Harrow, HA2 8PH

Approximate Gross Internal Area
57.5 sq m / 619 sq ft

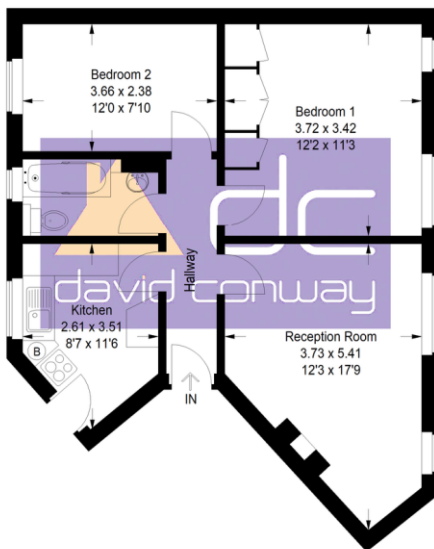


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2022 (ID 821876)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		