

Royal Court Howard Road, Stanmore



This is possibly the first re-sale of a two-bedroom apartment with **direct access to its own private terrace**. Located in the highly acclaimed Stanmore Place development and offering stylish, contemporary living whilst also benefiting from ease of access to many local amenities.

On entering the large welcoming entrance hall, you have access to an open-plan, modern fully fitted kitchen and a substantial 25ft living room leading out to a generous rear private terrace. The property features a double bedroom along with a spacious family bathroom, furthermore, the master bedroom also has the advantage of a wonderful en-suite shower room. There is a secure gated parking space for one car with additional spaces available to rent if required.

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Buckingham House West
The Broadway
Stanmore HA7 4EB



Easily accessible from Honeypot Lane, Royal Court was developed six years ago and forms part of the landmark and highly acclaimed Stanmore Place. It is just a short walk away from the centre of Stanmore town centre, which is well served for local facilities ranging from a variety of shops and restaurants to the major high street banks and building societies. Canons Park Underground Station (Jubilee Line) is also within walking distance. Royal Court was the last phase of this immensely desirable development which is renowned for its stunning water features, landscaped grounds, 24hr concierge and residents' only gym.

Asking Price £585,000 Leasehold

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Accommodation and Amenities:

Entrance Hall * Open-Plan Kitchen (with Fitted Bosch Appliances)/Dining/Reception Room opening onto Private Courtyard * Master Bedroom with En Suite Bathroom * Bedroom Two * Family Bathroom * Landscaped Communal Grounds * Water Features * 24Hour Concierge with Security Cameras * Residents' Only Gym * Designated Parking Space with Additional Space Available for Rent

Our client informs us of the following:

Leasehold: 999 years from 1 Jan 2019
Council Tax: Band D
Ground Rent: £1,019.52 (1/1/23 – 31/12/23)
Service Charge: £1,876.91 (1/1/23 – 30/6/23)

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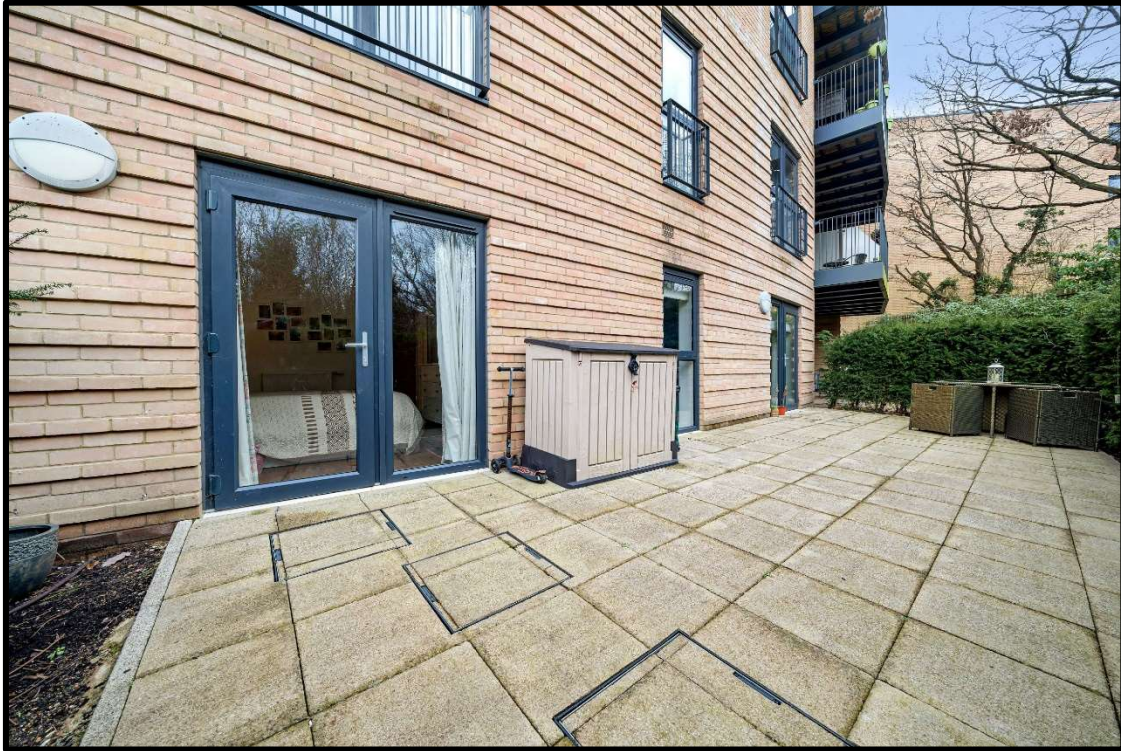
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