



  
**Andrew Pearce**  
PINNER

PINNER COURT, PINNER, MIDDLESEX HA5 5RL



**This two double bedroom ground floor apartment comes to the market with a completed onward chain.**

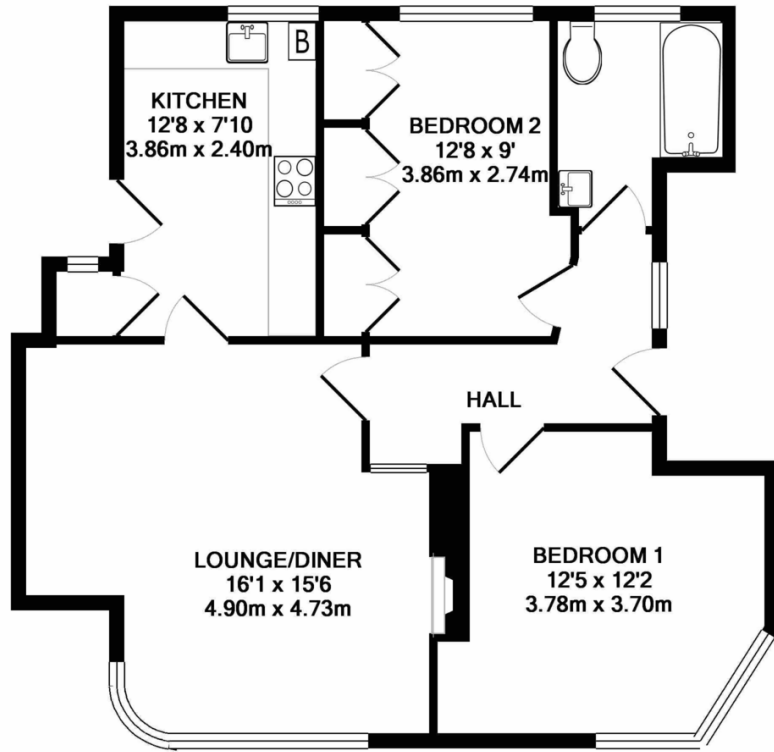
Set within this highly desirable Art Deco style development which can be found within a short walk to Pinner High Street. The accommodation briefly comprises of a communal entrance and own front door opening into a welcoming entrance hallway. Accessed from the hallway is a lounge/dining room which enjoys large windows allowing sun light to flow in and ample space for table and chairs. There is a modern fitted kitchen which has been designed with a range of wall and base units, tiled flooring and a single door leading onto communal gardens. There are two double bedrooms, both of an excellent size with one of the bedrooms benefiting from a fitted wardrobe.

The accommodation is complimented with a freshly presented three piece bathroom suite with spot lights, under floor heating and tiled flooring.

There is communal parking. There are also manicured communal gardens with large tree and shrub borders.

Lease in excess of 900 years.





TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2017

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

