



Drake
Court


Andrew Pearce
PINNER

DRAKE COURT, ALEXANDRA AVENUE, HA2 9DY

£315,000



A two bedroom top floor purpose built flat set in a desirable mansion style block, located within a short walk of Rayners Lane station.

The well planned interior layout provides generous living space, good bedroom sizes and a large Kitchen / diner, overall, circa 600 sq. ft. of floor space.

The accommodation comprises: Communal entrance with security entry phone and staircase to the upper floors.

Entrance hallway with meter /storage cupboard, a spacious front aspect living room with a large bay window, a good size kitchen / diner, fitted with a range of modern units, two bedrooms and a bathroom / W.C.

Outside, the apartment block is well screened from the road by trees and shrubs. Residents parking is provided to the front, which is also a controlled parking area. To the rear, the neat and tidy lawned communal grounds are maintained on a regular basis.

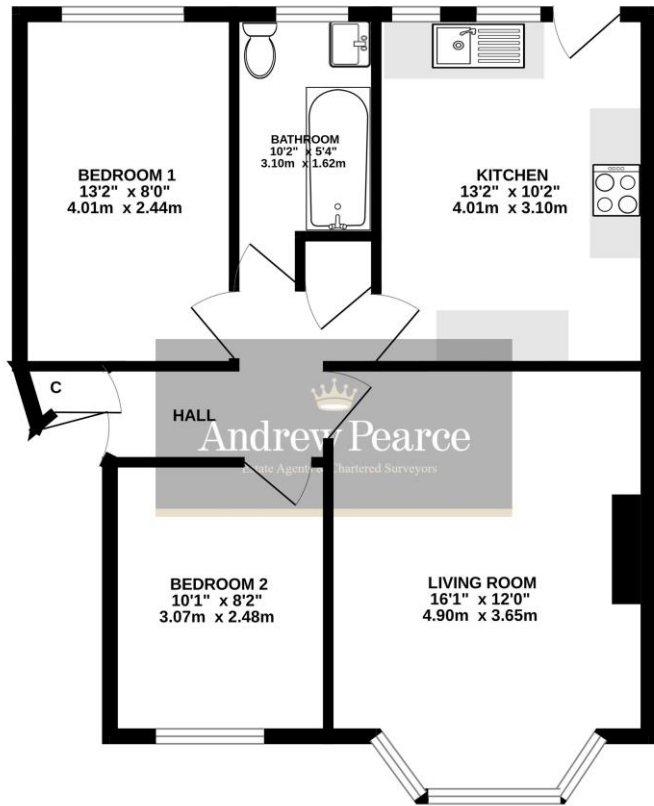
The property enjoys the benefit of a long lease term in excess of 900 years.

Drake Court is situated within a 10 minute walk of Rayners Lane underground station and shops. It is also within the catchment of the highly rated Newton Farm School.

Chain free sale.



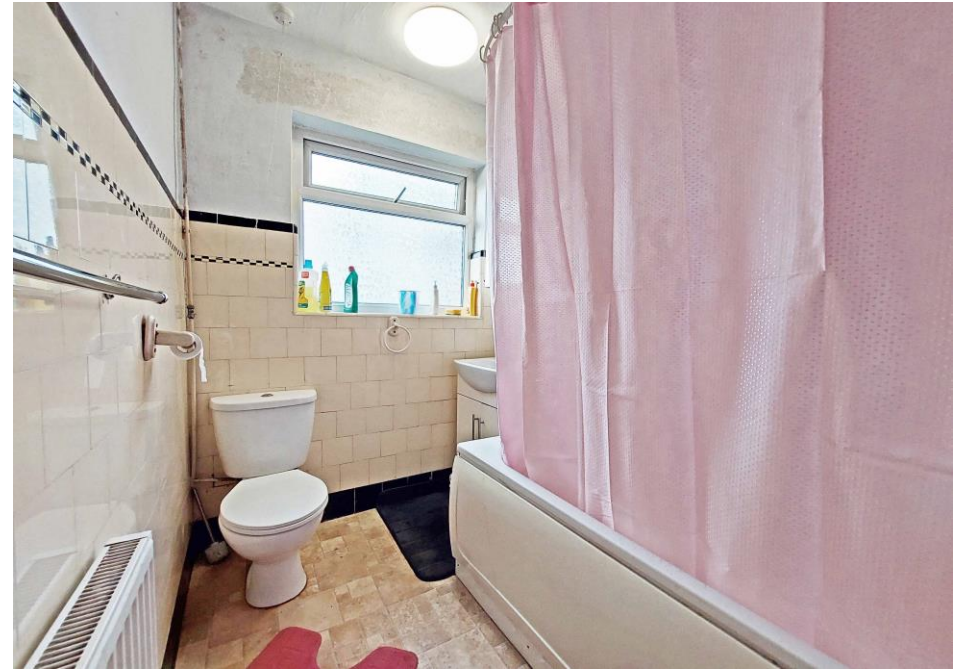
2ND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



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TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 6/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

