



**BRIDGE COURT, SOUTH HARROW, HA2 8FE** **£247,500 OFFERS INVITED**





A spacious, contemporary apartment of safe and traditional brick construction with a private balcony, set within this appealing development within a short stroll of shopping and transport facilities. The property is offered for sale chain free.

The apartment complex is accessed via an impressive and secure tiled foyer, with a video entry phone system, leading through to the hallways, with staircase and lift access to the upper floors. This apartment is situated on the fourth floor.

With fresh, neutral décor the accommodation, covering a floor area of 480 sqft. comprises: Entrance hallway with very useful storage cupboards, leading through to a very spacious living room with a private balcony, which enjoys the benefit of underfloor heating. The living room is open to the contemporary fitted kitchen, which is fully equipped with an extensive range of units and integrated appliances and a tiled floor area.

The bedroom is of a fair size, measuring 12'10" x 10'11" and benefits from fitted wardrobes. and completing the overall layout is a modern bathroom suite with shower and bath.

Outside, the residents enjoy the use of neatly maintained communal gardens and this particular flat comes with a secure underground parking spot.

Bridge Court is located on Stanley Road, just moments from South Harrow shopping town centre and Station with good transportation links into Central Harrow and London via Picadilly line.

Local schools include the renowned Roxeth Primary, which is within a short walk and the outstanding rated Whitmore High.



**Offered for Sale 'Chain Free'.**

**Leasehold – 110 years**

**Service Charge - £1400pa**

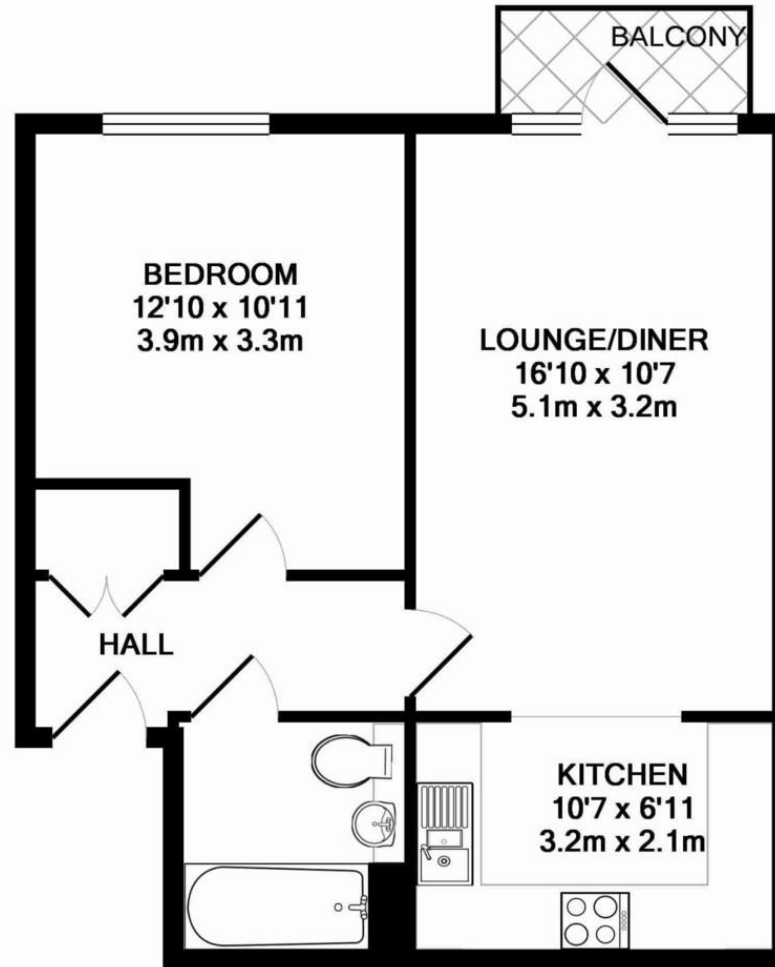
**Ground Rent - £150**

**Council Tax Band C - £2032.28**

**EPC Rating - B**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81 B	83 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 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

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