




Andrew Pearce
PINNER

REGENTS COURT ,PINNER, MIDDLESEX HA5 3LR



Offered for sale with no onward chain is this immaculate, larger than average two double bedroom, two-bathroom first floor apartment situated in this highly sought-after gated boutique block

There is a communal entrance with stairs and a lift to the first floor, own front door leading into an entrance hall with access to all rooms; lounge with a Juliette balcony, dining room, large modern kitchen breakfast/room, master bedroom with en-suite shower room, further double bedroom and a family bathroom.

Outside there are wonderful landscaped communal gardens and allocated gated off street parking for two cars.

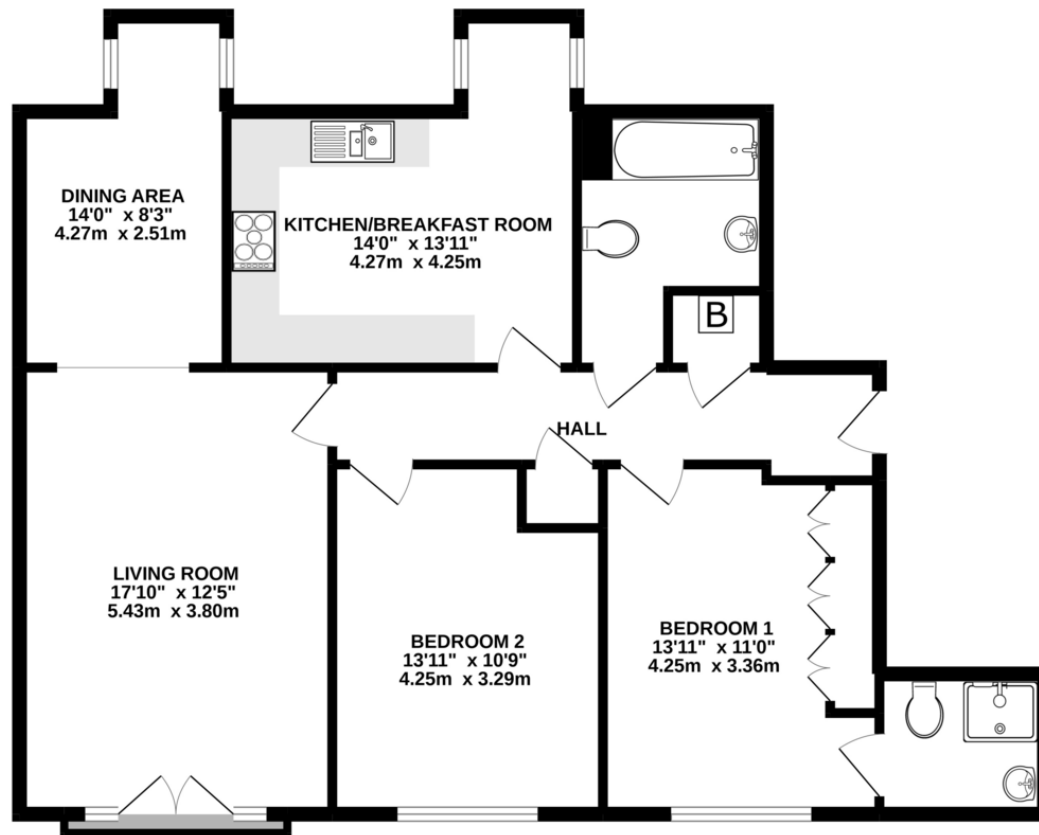
Regents Court is situated on Uxbridge Road which provides easy access to Pinner and Hatch End's amenities. Both of these high streets offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Overground Lines at nearby tube/rail stations, both lines provide a fast and frequent service into the heart of Central London and beyond. The area is well served for OUTSTANDING primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Lease: 999 Years from 2001

Service Charges approx. £2930pa



1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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