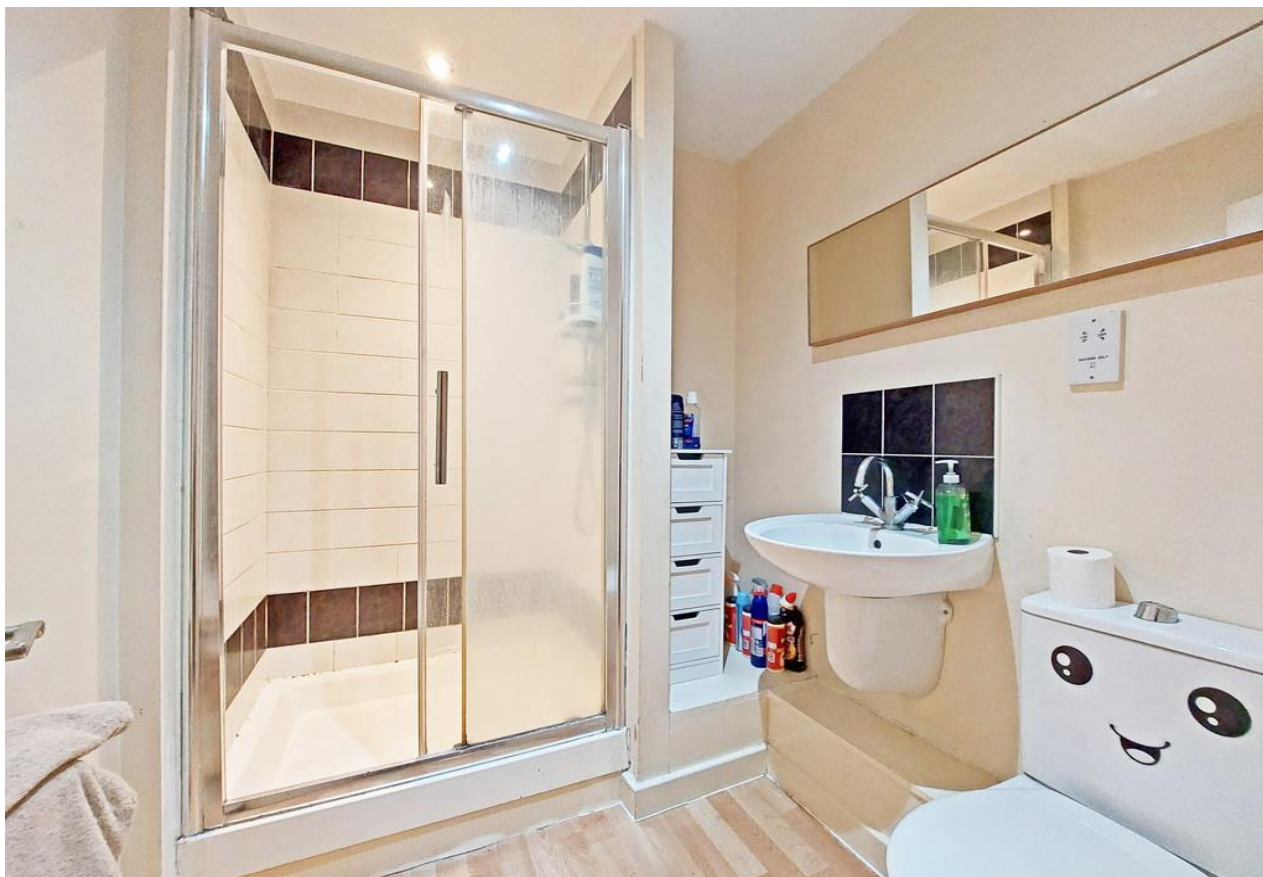





Andrew Pearce
PINNER

THE TURRET, 295 RAYNERS LANE, HA2 9TS **£190,000**



A well proportioned top (second) floor studio flat, occupying a prime position within a short walk of Rayners Lane Metropolitan / Piccadilly Line station. Ideal first time purchase or buy to let investment. Chain free sale.

The accommodation comprises: Communal entrance with security entry phone and staircase to the upper floors. The entrance hallway leads through to a bright studio room, doubling up as the living room and bedroom, open plan to the kitchen, which is fitted with a range of modern units. Completing the interior layout is the three piece bathroom shower room.

This apartment offers plenty of storage space, and would appeal to either first time buyers or investors, with an anticipated rental income of circa £1250 per calendar month.

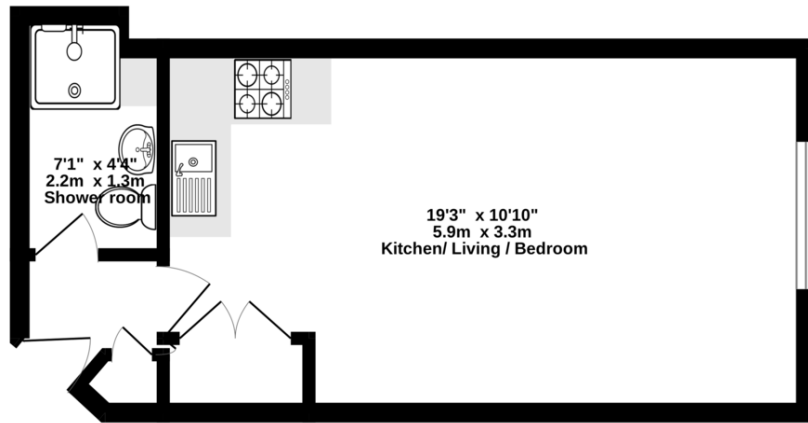
The Turret is a modern apartment complex and is conveniently situated just moments from Rayners Lane tube station.

Chain free sale.



**Tenure - Leasehold - 125 Years From January 2006.
Service Charge - £1,986 Per Annum.
Ground Rent - £125 Per Annum.
Council Tax Band - B Harrow Borough Council
EPC Rating - C**

SECOND FLOOR
256 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 256 sq.ft. (23.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

