



## Barnetts Court | Corbins Lane | Harrow | HA2 8EU

We are very pleased to offer for sale this two double bedroom top (2<sup>nd</sup>) floor retirement home with lift for over 60's. This warden assisted flat is conveniently located close to Sainsburys and Asda supermarkets within the heart of South Harrow's shopping centre with bus services and 0.4 miles to South Harrow Piccadilly Line Tube Station. With the advantage of a residents lounge and laundry room

Asking Price Of £145,000

Leasehold



- Retirement flat for over 60's
- Warden assisted
- Top Floor Flat with Lift
- Two Double Bedrooms
- Large Reception Room
- Large Bathroom and Kitchen
- Double glazed/Economy 7 heating
- Residents lounge & laundry room
- Off road parking
- No Upper chain

## Property Description

### INTERNALLY

The Entrance with entry-phone call point leads to the ground floor reception hall with access to the residents lounge, laundry room & wardens office.

The property briefly comprises, entrance door leading to hallway with entryphone system and built in airing cupboard with immersion heater and storage, doors to master bedroom which is a double bedroom with wardrobes, the second bedroom is also a double room, very large bathroom with bath, pedestal wash basin, wc, part tiled, the kitchen is a very good size with matching wall and base units, freestanding oven with extractor over, stainless steel sink and drainer unit, plenty of worktop space and part tiled walls, the lounge is also a very spacious room.

### EXTERNALLY

Communal gardens. Unreserved parking to front

### LOCATION

Barnetts Court is located on Corbins Lane, South Harrow in a very convenient position opposite Sainsburys and with South Harrow's shopping centre, bus services and Piccadilly Line Tube Station.



## Tenure

Leasehold

67 years as advised

Service Charge £1,929.36 per annum

## Council Tax Band

C £1,586 per annum

## Viewing Arrangements

Strictly by appointment

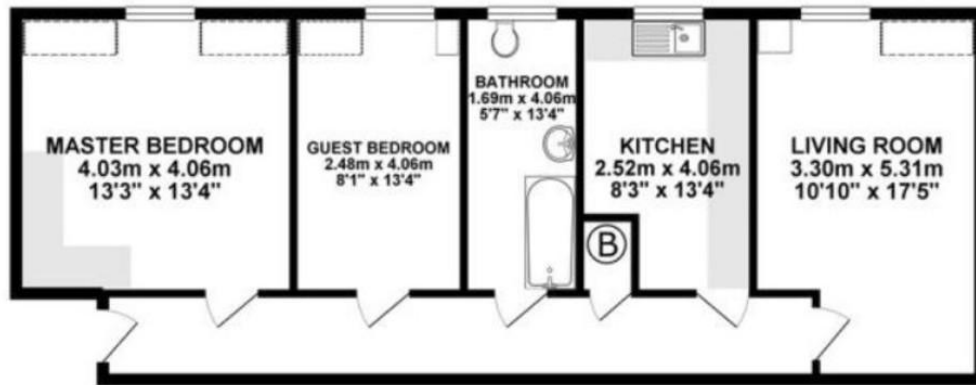
## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



SECOND FLOOR 72.8 sq. m.  
( 783.61 sq. ft. )



TOTAL FLOOR AREA: 72.80 sq. m. ( 783.61 sq. ft. ) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
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