



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Whisperwood Close

Harrow Weald HA3 7DR

- Two bedroom ground floor flat
- Offered for sale in very good order throughout
- Recently refurbished throughout
- Gas fired central heating and double glazed windows

£345,000

EPC Rating '77'





Property Description

A WELL PRESENTED TWO BEDROOM PURPOSE BUILT GROUND FLOOR FLAT located within a popular modern development built by Messrs WE Black circa 1987. The property is offered for sale in very good order throughout having been refurbished by the current owners over the past couple of years. Benefits include gas central heating, double glazed windows, a double aspect lounge of 13'8 x 10'7 with direct access out onto the communal gardens, modern fitted kitchen, modern bathroom and security entry-phone system. The property is located to the rear of this sought after cul-de-sac which boasts ample parking for residents and visitors alike. An internal inspection comes highly advised.

The accommodation with approximate room sizes is arranged as follows:

Communal Entrance Security entryphone system. Own Front door to:-

Entrance Hall Radiator. Entryphone receiver. Doors to all rooms.



Lounge 13'8 x 10'7. (4.17m x 3.22m). Double glazed window to rear aspect. Radiator. Double glazed french doors to side aspect and garden. Agents Notes: This is a unique feature as this is the only flat within the block to have this direct access.

Kitchen 8'2 x 5'9. (2.49m x 1.75m). Well fitted with a range of eye and base level units with roll top work surfaces to compliment. Built in oven and hob with extractor above. One and a half bowl single drainer sink unit. Plumbed for washing machine. Part tiled walls. Space for fridge. Double glazed window to side aspect.

Bedroom I 12'4 x 10'4. (3.76m x 3.15m). Double glazed window to side aspect. Radiator. Range of fitted wardrobes.



Bedroom II 8'11 x 8'11. (2.72m x 2.72m). Double glazed window to side aspect. Radiator.

Bathroom Paneled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

General Information

Communal Gardens The development is surrounded by communal grounds that give a great deal of seclusion.

Parking The development provides ample parking for both residents and visitors alike.

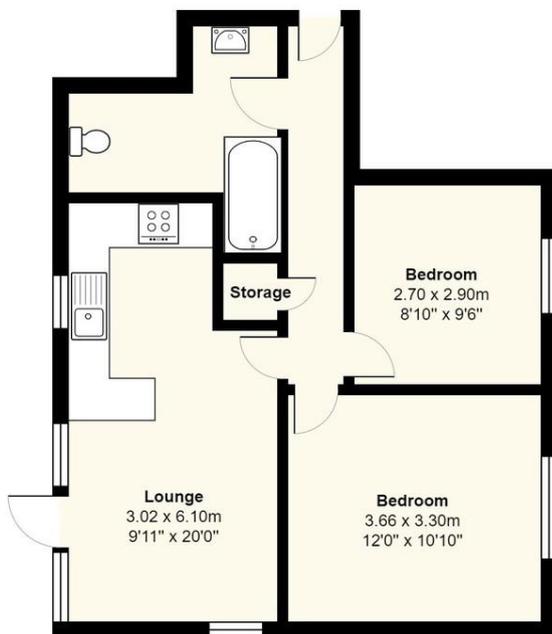
Tenure Leasehold. We are advised that the lease commenced with 125 years from circa 1987.

Ground Rent/

Service Charges Ground rent £200 per annum. Maintenance charge currently £95 per month (inclusive of buildings insurance). We would advise that these figures should be confirmed via any purchasers legal advisors.

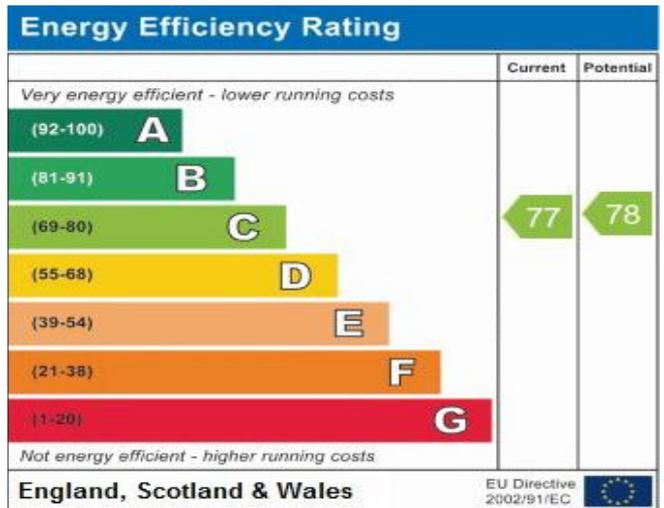


Whisperwood Close



Total Area: 51.0 m² ... 549 ft²

All measurements are approximate and for display purposes only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements