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Asking Price £235,000

# Palmerston Court, Stanley Road, Harrow, HA2 8AS

This well-presented ground-floor flat in Palmerston Court, Stanley Road, Harrow (HA2 8AS), offers a spacious onebedroom layout with a bright living room, a separate modern kitchen with integrated appliances, and a contemporary bathroom. Featuring gas central heating, double glazing, an entry phone system, communal gardens, and allocated parking, the property is ideally located just a 5minute walk from South Harrow's high street, Piccadilly Line tube station, and bus links. Leasehold with 103 years remaining, it falls under Council Tax Band C (£2,032 per annum) with a service charge of £1,500 and ground rent of £125 per annum. This is a great opportunity for firsttime buyers or investors with no onward chain.

- Ground Floor Flat
- One Double Bedroom
- Separate Kitchen
- Modern Bathroom
- Entry Phone
- Communal Gardens
- · Allocated Parking
- · Lease 103 years
- 550 Yards to tube, Bus and Shops
- No Chain Ideal for Buy to Let Investor or First Time Buyer





#### **INTERNALLY**

Well presented, good size one double bedroom ground floor flat within this small private development. The property has the added convenience of a porch and comprises of a a bright living room. Separate modern fitted kitchen with integrated fridge/freezer, washing machine, oven and gas hob. A double bedroom with fitted wardrobes. Partially tiled modern bathroom with w.c. and wash hand basin vanity unit. Gas central heating and double glazed. Entryphone system.

## **EXTERNALLY**

Communal gardens and allocated parking

## **LOCATION**

Ideally situated approximately 5 minute walk to South Harrow's main thoroughfare with various shops, restaurants and convenience stores including an Aldi supermarket. and South Harrow's Piccadilly Line tube and bus stations.

#### ADDITIONAL INFORMATION

Council Tax Band C £2032 per annum Leasehold - 103 years remaining on Lease Ground Rent £125 per annum Service Charge £1,500 per annum (all above as advised)









## Floor Plan



# Viewing

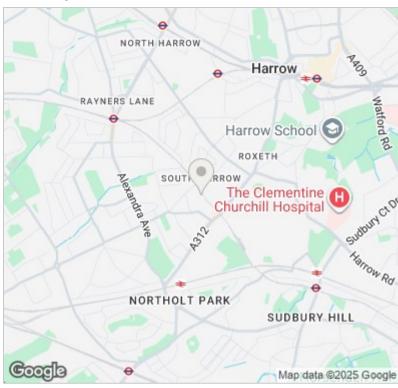
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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# **Area Map**



# **Energy Efficiency Graph**

