



Herga Court, Sudbury Hill, Harrow, HA1 3RT

Asking Price £300,000

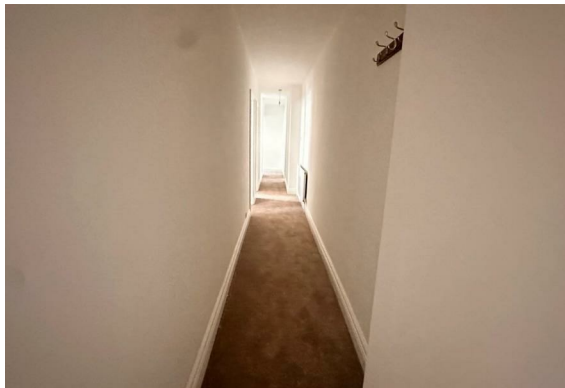


**Herga Court, Sudbury Hill,
Harrow, HA1 3RT**

Set within the desirable Herga Court development in Sudbury Hill, Harrow on the Hill, this spacious and fully refurbished two-bedroom first floor flat offers generous living space and excellent amenities including residents' tennis courts, permit parking, and beautifully maintained communal gardens. The property features a large lounge/dining room with feature fireplace, modern fitted kitchen with integrated appliances, and a contemporary bathroom with separate shower cubicle and corner bath. Ideally located close to Harrow-on-the-Hill and Sudbury Hill stations, offering fast access into Central London. With 45 years remaining on the lease, this presents an excellent investment opportunity for cash buyers or investors looking to add value through a lease extension or refurbishment project.

- Large First Floor Flat
- Desirable area of Sudbury Hill, Harrow on the Hill
- Two Bedrooms
- Large Lounge / Dining Room
- Fitted Kitchen
- Contemporary Bathroom with Corner Bath and Seperate Shower Cubicle
- Permit Parking
- ResidentsTennis Courts, Communal Gardens
- Close to Harrow on the Hill station
- Lease 45 Years Remaining (as advised)

Council Tax Band: D
Leasehold





INTERNALLY

This is a large two bedroom first floor fully renovated flat, comprising of a large Lounge/ Dining Room with two large windows and fireplace. A Large well equipped kitchen with built under oven, gas hob, integrated appliance and an abundance of worktop and cupboards space. Two double bedrooms both with wardrobes and a contemporary bathroom with a corner bath, wc, pedestal wash basin, ladder style radiator and seperate shower enclosure.

EXTERNALLY

Herga Court features two tennis courts, convenient off-street parking, permit parking, and well maintained landscaped communal gardens.

LOCATION

Located in the desirable area of Sudbury Hill, Harrow on the Hill, Situated in an exclusive development just off London Road, this property is conveniently located within a short distance to local Tube Stations including Harrow On The Hill and Sudbury Hill, providing easy access to central London., this property is also located near good schools, making it an ideal choice for those looking for a convenient and comfortable lifestyle.

ADDITIONAL INFORMATION

Council Tax Band D £2396
Ground Rent £625.00
Service Charges £3,033.74
Lease remaining 45 years
(all above as advised)



Floor Plan



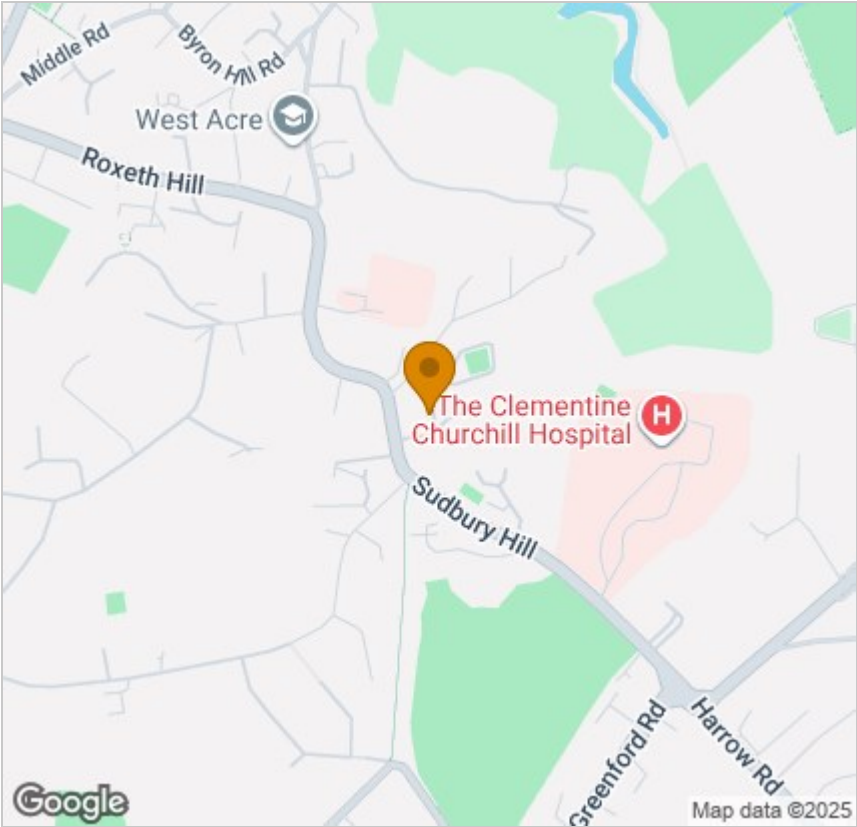
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

