



Corbins Lane, Harrow

Asking Price £77,500



Corbins Lane

Harrow, HA2 8EU

- Ground Floor Retirement Home
- Warden Assisted
- Kitchen
- Unreserved parking to front
- 100 Yards To Shops, 500 Yards To Tube
- Over 60's Only
- Lounge
- Bathroom
- Residents Lounge & Laundry Room
- No Chain

Enjoy your retirement with peace of mind in a one bedroom warden assisted ground floor retirement flat for age 60 years and over. With entryphone system, lounge, kitchen, bathroom, off road parking. Should you wish to socialise there is a residents lounge. With the added advantage of a laundry room. and conveniently located opposite Sainsburys with South Harrow's shopping centre, bus services and Piccadilly Line Tube. With no upper chain, viewing is recommended.



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 door to the property leads into the hall with built in storage cupboard, entryphone and alarm. Doors to lounge/dining room with open plan kitchen, double bedroom and bathroom. The property has upvc double glazing and electric storage heaters.

EXTERNALLY

Unreserved parking to front, Communal Garden.

LOCATION

This property is very conveniently located opposite Sainsburys with South Harrow's shopping centre, bus services and Piccadilly Line Tube.

ADDITIONAL INFORMATION

Leasehold 66 years remaining(as advised)

Council Tax Band C - £1,501.00 per annum

Service Charge - £2,174 per annum

This includes building fund, building insurance,





management charge, service charge and sinking fund.
Service Charge to be reviewed March 2023
No Ground Rent
(All above as advised)

Council Tax Band - C

Leasehold





Floor Plans

Barnetts Court, South Harrow, HA2 8EU

Approximate Gross Internal Area
38 sq m / 409 sq ft

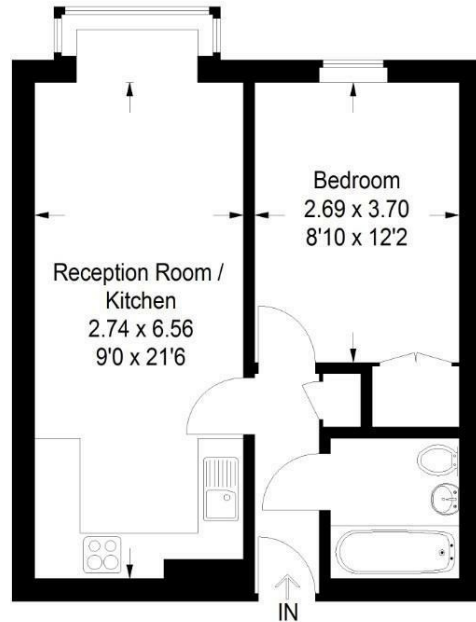


Illustration for identification purposes only,
measurements are approximate,
not to scale. David Conway © 2018 (ID 463073)

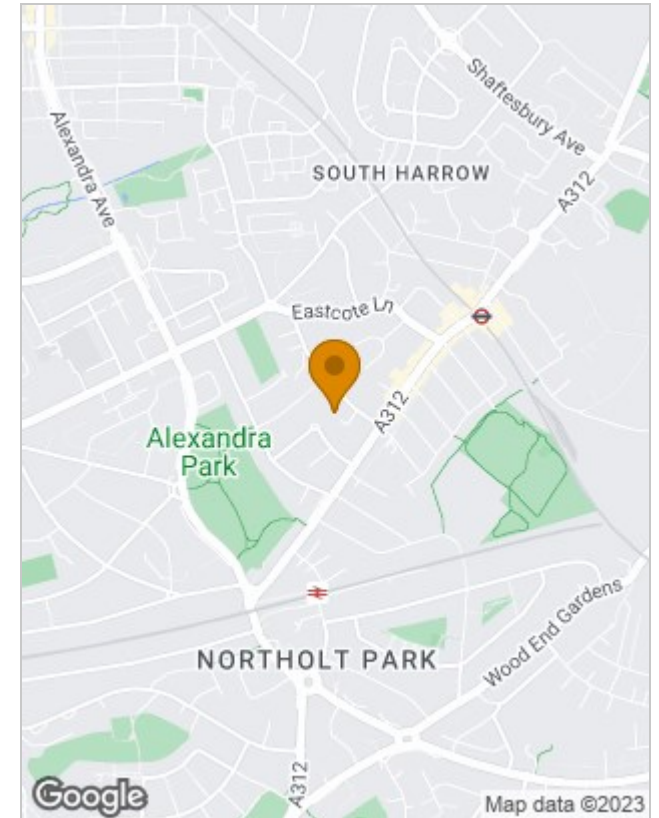
Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	