



Churchill Court, Roxeth Green Avenue, Harrow, HA2 8BA

Asking Price £210,000



## Churchill Court, Roxeth Green Avenue, Harrow, HA2 8BA

Offered chain free this delightful one bedroom apartment is set on the top floor and comes with allocated parking. Set in the heart of South Harrow within a ten minute walk of the Underground Station the property comes stamp duty free for first time buyers and represents an ideal first step onto the property ladder.

- Purpose Built Top Floor Flat
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Modern Bathroom
- Entryphone System
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Lease 107 Years
- 0.4 Miles to Tube



## **INTERNALLY**

This well presented one double bedroom top (2nd) floor flat has a communal entrance with entry phone system. Front door of property opens into the hallway with doors leading into a cupboard housing a washing machine and the boiler. Door to reception room which is a good-sized bright room and open plan to the fitted kitchen with built under oven, gas hob with extractor over, 1 ¼ stainless steel sink and drainer, base units and built in cupboards, the kitchen area has tiled flooring. The double bedroom and bathroom with panel enclosed bath, handheld shower, wc and wall hung wash hand basin, tiled walls and floor. The property has double glazed windows and gas central heating throughout the property.

## **EXTERNALLY**

Communal gardens and allocated parking.

## **LOCATION**

Churchill Court is situated on Roxeth Green Avenue approximately 0.7 miles from South Harrow's Piccadilly Line Tube and Bus stations. Waitrose Supermarket which is near a Dunelm Mill, Sport Direct and Homesense is approximately 1 mile away.

## **ADDITIONAL INFORMATION**

Council Tax Band C £1,922.49 Per annum

Service Charge £1,380 Per annum

Ground Rent £125 Per annum

Lease 107 years remaining

All above as advised



**Council Tax Band: C**

Leasehold

## Floor Plan

### Churchill Court, South Harrow, HA2 8BA

Approximate Gross Internal Area = 41 sq m / 441 sq ft

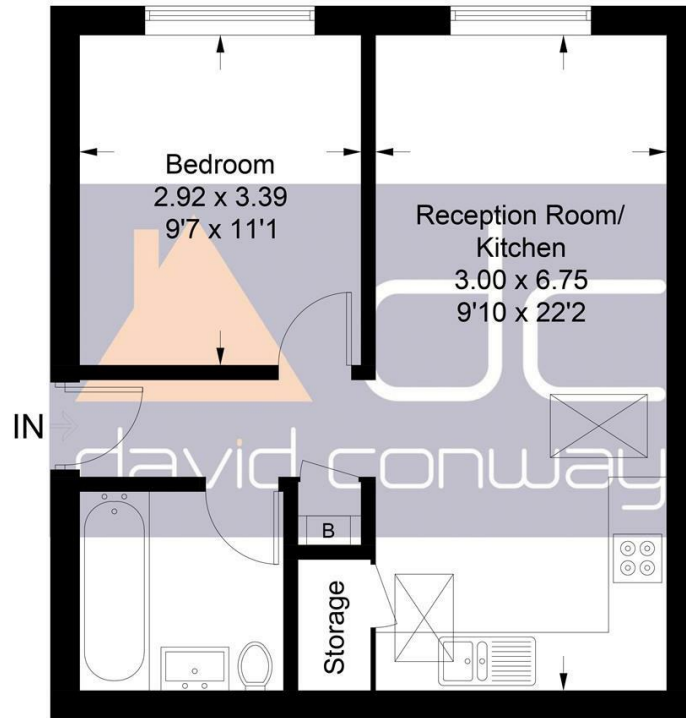


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID781470)

## Viewing

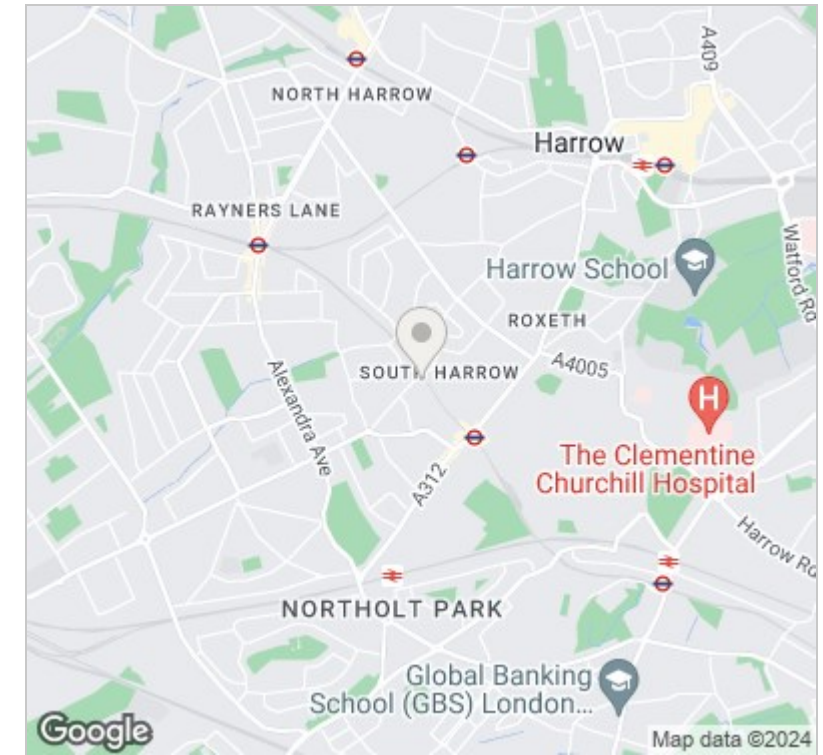
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	