



Macmillan Court, Rayners Lane Harrow, HA2 9TJ

Auction Guide £75,000





# Macmillan Court, Rayners Lane, HA2 9TJ

- Retirement flat for over 55's
- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'
- Communal Garden, lounge and Share laundry in Communal Kitchen
- Security entryphone system
- Residents and visitors parking
- Second Floor One Bedroom Flat
- 24 hour Live in Warden
- Lift to all floors
- Close to local amenities
- 60 Years lease hold remaining

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

Offered with a guide price of £75,000, this second-floor one-bedroom retirement flat is located in Macmillan Court, Rayners Lane, just moments from the Underground station (Metropolitan and Piccadilly lines) and a range of local amenities. Exclusively for residents aged 55 and over, the property features a bright lounge/diner, fitted kitchen, spacious bedroom, modern bathroom, warden call cords in each room, lift access, residents' and visitors' parking, and well-maintained communal gardens. Sold via Secure Sale online auction, the flat has approximately 60 years remaining on the lease, with a service charge of £2,832 per annum



### INTERNALLY

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Upon entering this retirement flat, you're welcomed into a spacious hallway, providing access to all main rooms and useful storage options.

The lounge/diner is a standout feature, boasting ample natural light and a fantastic open-plan layout. Adjacent is the fitted kitchen, with matching wall and base units.

The master bedroom is a generous size and the property is completed by a stylish bathroom featuring a full-size bath with overhead shower, WC, and hand basin.

### EXTERNALLY

Has communal gardens for residents. Residents and visitors parking

### LOCATION

Rayners Lane Underground station is right on your doorstep (within a couple of minutes' walk), on both the Piccadilly and Metropolitan lines. There are a number of amenities within walking distance, including supermarkets, cafés, pharmacies, independent shops, and high street banks. Post boxes, GP surgeries, and dental practices are all within easy reach. The nearest GP is First Choice Medical Care, about 600 yards away, while dental services like Smile 360 Dental Care are even closer. For more serious medical needs, Northwick Park Hospital is the nearest major hospital, about two miles away.





**Council Tax Band - C**

Leasehold

### **Auctioneers Additional Comments**

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In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### **ADDITIONAL INFORMATION**

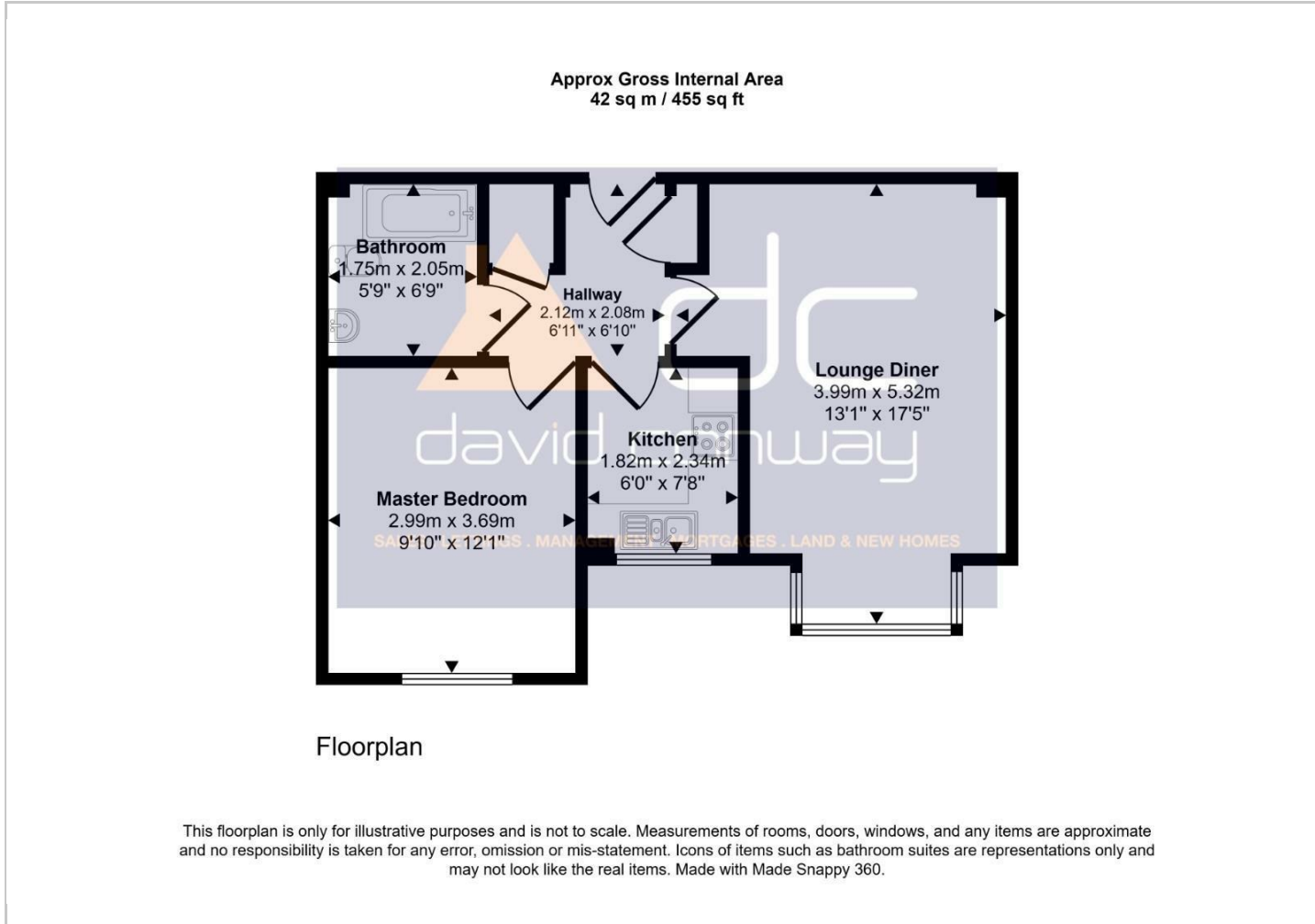
Annual service charge - £2,832.00

No Ground Rent (Peppercorn)





## Floor Plans



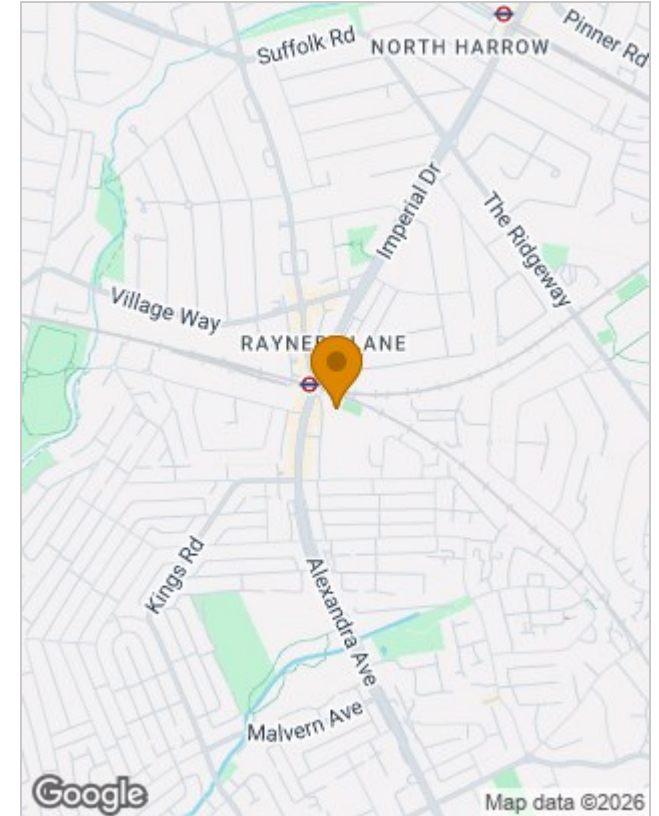
## Viewing

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

