



Flat 10, Farrans Court Northwick Avenue
Harrow, HA3 0AT

£299,950 LEASEHOLD

GATED DEVELOPMENT :

MAIN ENTRANCE TO PRIVATE CAR PARK VIA
ELECTRIC GATED ENTRANCE

ENTRANCE TO BLOCK

Communal door leading to communal staircase to 2nd floor landing:

FLAT MAIN ENTRANCE DOOR - Leading to**ENTRANCE HALLWAY :**

Storage cupboard, access to loft area, Laminated flooring, wall mounted central heating thermostat control. doors leading to :

LOUNGE: 14' 9" x 9' 11" (4.49m x 3.02m)

Front aspect double glazed window, laminated flooring, wall mounted radiator, inset spotlights to ceiling, TV point, Phone point, power points, door leading to Kitchen.

KITCHEN : 9' 10" x 7' 9" (2.99m x 2.36m)

A range of eye and base level units with worktop surface incorporating a single drainer stainless steel sink with mixer taps, built in electric hob with overhead extractor hood, part tiled splash back tiles, built in washing machine, built in fridge freezer, wall mounted combination boiler concealed inside wall mounted unit, ample power points, front aspect double glazed window, laminated flooring, inset spotlights to ceiling.

BEDROOM : 11' 2" x 8' 9" (3.40m x 2.66m)

Rear aspect double glazed skylight window, laminated flooring , power point.

BATHROOM

Modern bathroom suite comprising of a bath with Jacuzzi, mixer taps with hand held shower, shower screen, hand-wash basin with mixer taps, low level WC, tiled flooring , inset spotlight to ceiling, skylight window, heated hand towel rail.

TENURE : LEASEHOLD

CURRENT LEASE 125 YEARS AS FROM 1986. SERVICE CHARGE APPROX £1400 P.A GROUND RENT: TBA

PRIVATE CAR PARK: GATED PARKING

PRIVATE PARKING AVAILABLE IN COMPLEX :

