



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£165,000

Radbourne Court, Draycott Avenue, Kenton, HA3



- 1 BEDROOM
GROUND FLOOR
RETIREMENT FLAT
- EXCELLENT
CONDITION
- MUST BE 60 YEARS
AND ABOVE
- 153 YEAR LEASE

- FANTASTIC
KENTON LOCATION
- OPPOSITE
SAINSBURY'S
- COMMUNAL
GARDENS
- SECURITY
ENTRYPHONE
SYSTEM
- VACANT
POSSESSION
- KEYS IN OFFICE

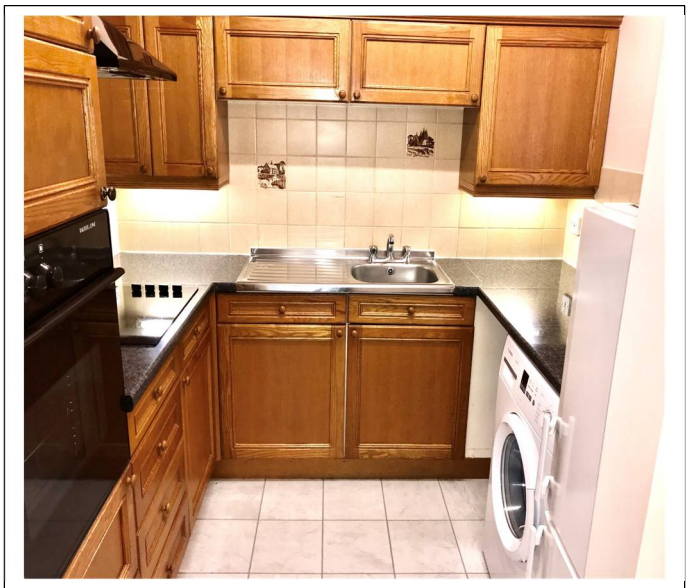
We are delighted to offer for sale this superb 1 bedroom ground floor retirement flat situated in a warden assisted residential development in Kenton close to all local amenities and opposite Sainsbury's supermarket. This 1 bedroom flat is in excellent decorative order throughout and is subject to a minimum age of 60 years.

This development offers an independent retirement lifestyle within a relaxed and friendly setting. Radbourne Court also provides its own on-site warden/manager available weekdays and a 24-hour apello all system. There are also excellent communal areas such as a lounge room and kitchen and outdoor seating in the summer months. There is a residents car park and well-kept communal gardens for the residents to enjoy the outdoors.


Vacant possession

Lease: 153 years, service charge: £215 per month. No ground rent.

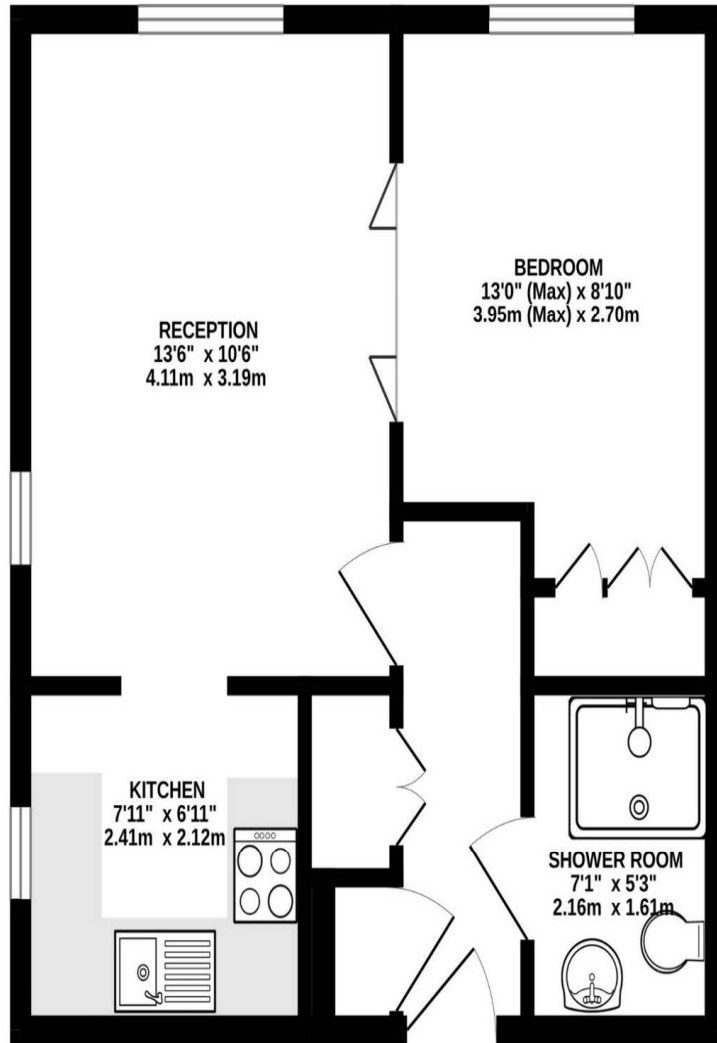
Radbourne Court, Draycott Avenue, Kenton, HA3





Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	76	80
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC </p>		

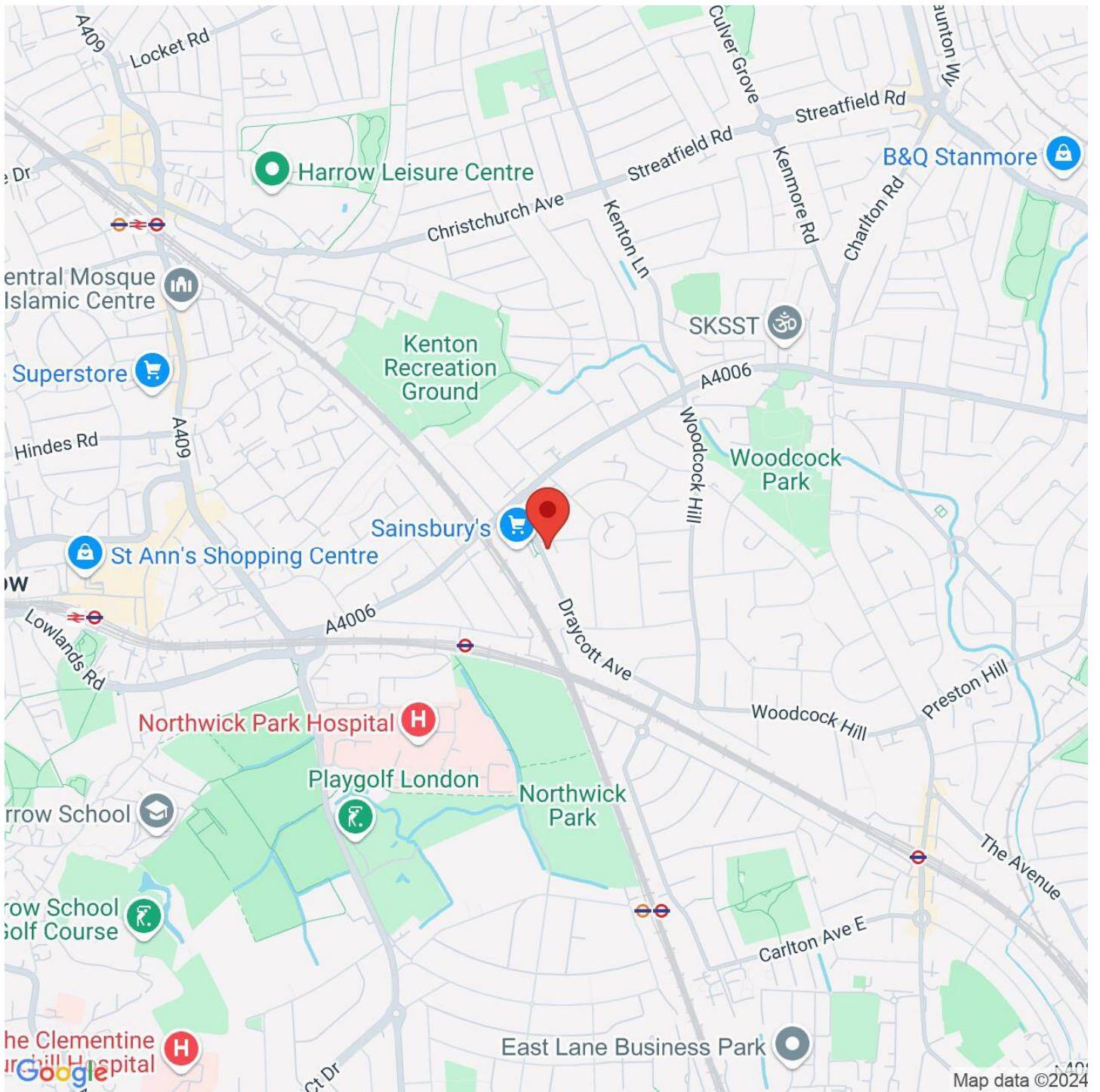
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



RADBOURNE COURT, DRAYCOTT AVENUE, KENTON, HA3 0BQ

TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.