



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£170,000

Woodcock Court, Woodcock Hill, HA3



- TWO BEDROOM RETIREMENT FLAT
- OPEN PLAN LOUNGE/KITCHEN
- NEW LEASE OF 99 YEARS
- LIFT
- RESIDENTS PARKING
- COMBINED SHOWER ROOM/ WC
- BEAUTIFUL COMMUNAL GARDENS
- CHAIN FREE
- SECOND FLOOR
- KEYS IN OFFICE

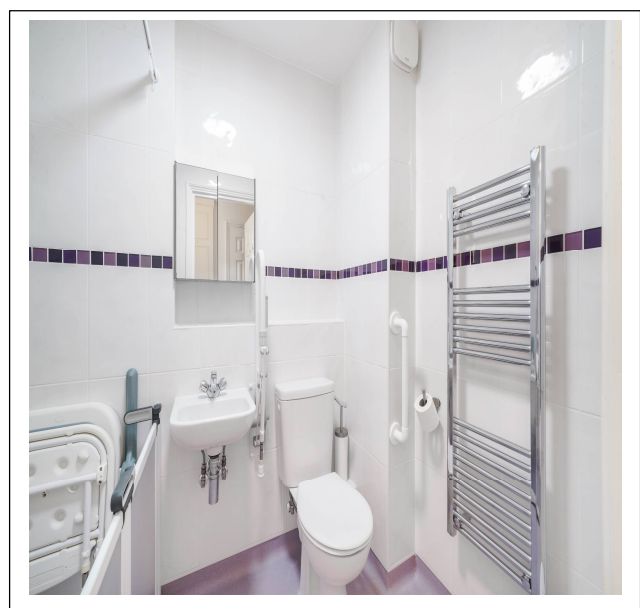
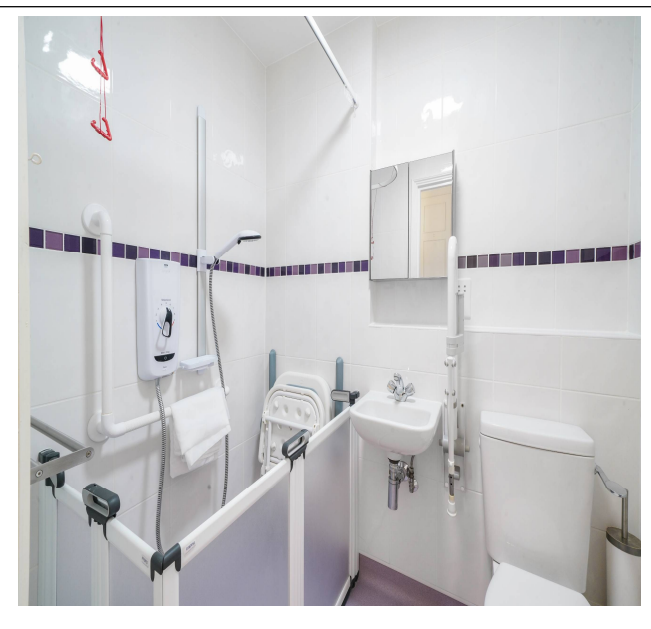
Allan Howard & Co are delighted to offer for sale this spacious 2nd floor 2 bedroom retirement flat situated only 5 mins walk to Preston Road station (met line), for the over 60`s. Benefits include: entry phone system, 2 bedrooms with fitted wardrobes, shower room combined wc, large lounge with an open plan kitchen with superb views overlooking playing fields, 3 storage cupboards in the hallway, on site manager, lift, residents lounge with regular social events organised, laundry room, beautiful communal gardens with seating and residents parking.

A new lease of 99 years will be issued with the sale of this flat.
Vacant possession

Service charge: £955 per quarter (To be advised)
Council Tax band C £1710 London Borough of Brent

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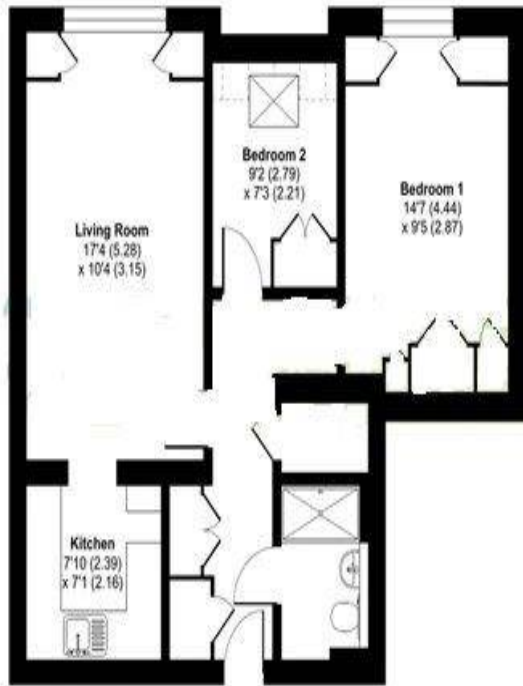




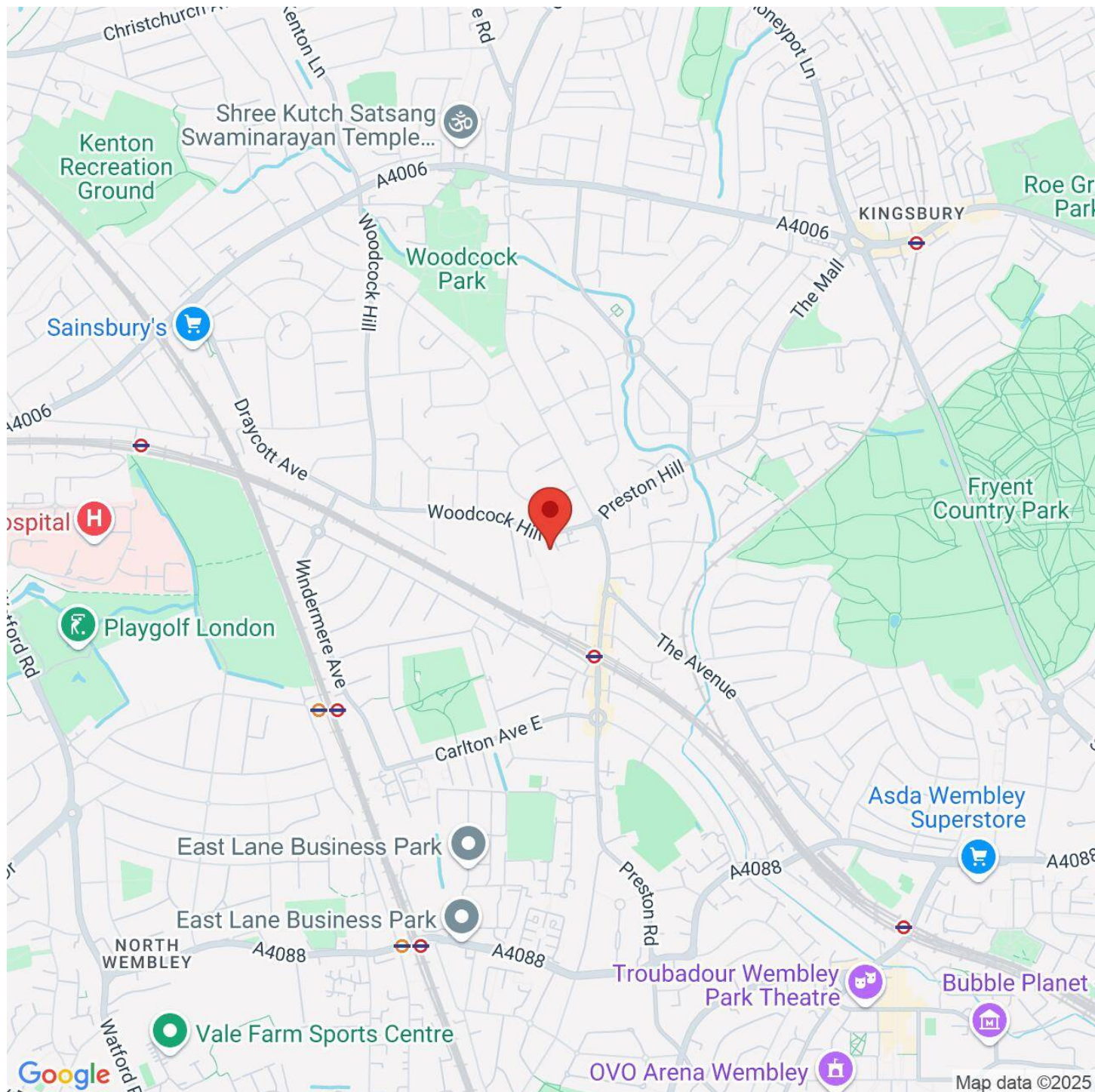
Woodcock Court, Harrow, HA3

Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



SECOND FLOOR



VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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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 WHATEVER 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.