



Churchill Court | Roxeth Green Avenue | South Harrow | HA2 8BA

Asking Price Of £230,000

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 Build Top Floor Flat
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Modern Bathroom
- Entryphone System
- Gas Central Heating
- Double Glazing
- Allocated Parking



**INTERNALLY** This well presented one bedroom Top (2nd) floor flat has a communal entrance with entry phone system. Front door of property opens into the hallway which has a cupboard housing a washing machine and the boiler and doors to reception, reception is a good-sized bright room which is open 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 cupboard, the kitchen area has tiled flooring, large bright double bedroom, bathroom with panel endosed bath, handheld shower, wc and wall hung wash hand basin, tiled walls and floor. 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.

Council tax band C £1,744 Per annum

Service charge £1,380 Per annum

Ground Rent £125 Per annum

Lease 107 years remaining

All above as advised

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

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

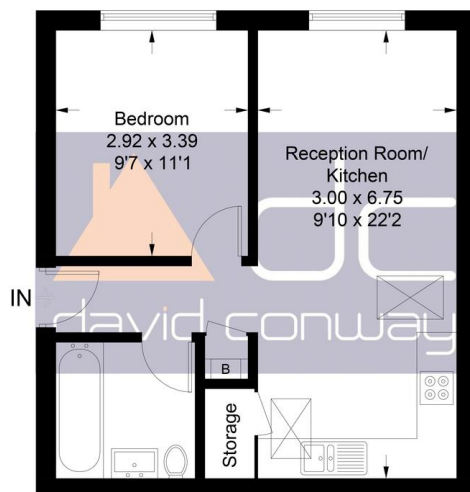


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (D0781470)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	