



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Astall Close

Harrow Weald HA3 5LF

- One bed room first floor flat
- Cul-de-sac location close to facilities
- Gas central heating and some double glazed windows
- Some work required

Guide Price **£225,000**

EPC Rating '73'





Property Description

A ONE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT well positioned for local shopping and transport facilities in the Harrow Weald area. The property is offered for sale in a good order throughout and benefits from gas fired central heating, spacious room sizes, modern bathroom suite, residents parking and communal gardens Offered for sale with the added benefit of NO UPPER CHAIN an internal inspection comes highly advised.

Entrance Communal front door to entrance hall with stairs to all levels. First Floor landing and own front door to:-

Entrance Hall Radiator. Large walk in cupboard 6'2 x 4'8 (1.88m x 1.42m) with light.

Lounge 14' x 11'4 (4.27m x 3.45m). Window to front aspect. Radiator.

Kitchen 10'9 x 7'10 (3.28m x 2.39m) Range of eye and base level units with work surfaces to compliment. Single drainer sink unit. Wall mounted combination boiler. Recess for cooker. Plumbed for washing machine.





Bedroom 14'9 x 8'9 (4.50m x 2.67m). Window to front aspect. Radiator.

Bathroom Panelled bath. Pedestal wash hand basin. Low level W.C. Radiator. Part tiled walls. Window to side aspect.

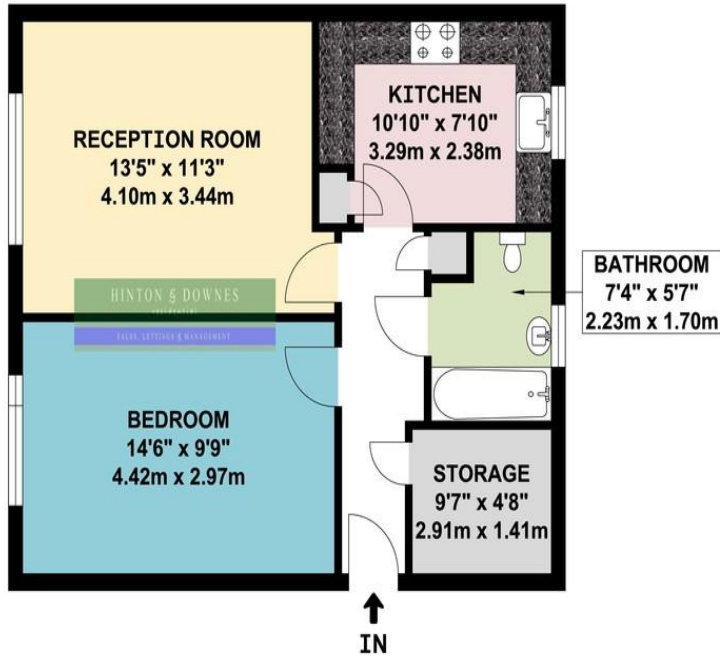
General Information

Gardens The property benefits from communal gardens. Lawn and borders. Cloths drying area.

Parking Residents parking to the front of the building.

Tenure Leasehold :- We understand from the vendor that lease was granted for a term of 125 years from 1984. Ground Rent of £10 per annum and maintenance charge which we are awaiting full details of.

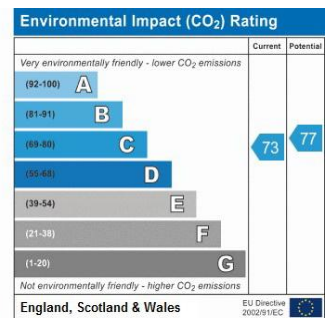
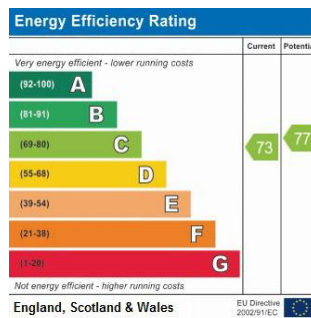
ASTALL CLOSE HARROW WEALD HA3



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 529.04 SQ. FT / 49.15 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".



399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonanddownes.co.uk
sales@hintonanddownes.com
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements