



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

**Dromey Gardens**

Harrow Weald HA3 6AY

- A one bedroom ground floor flat
- Cul-de-sac location close to facilities
- Gas central heating and double glazed windows
- Viewing highly advised

**Guide Price £185,000**

EPC Rating '65'

## Property Description

A WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT located in a cul-de-sac of similar property within very easy reach of shopping and transport facilities. The property is offered for sale in good order and benefits from gas fired central heating, double glazed windows and an allocated parking space.

Arranged as follows...

Communal Entrance With entryphone system.

Entrance Hall Radiator. Large understairs storage cupboard housing water tanks. Further storage cupboard. Entryphone receiver.

Lounge 14'6 x 11'1. (4.42m x 3.38m). Double glazed window to rear aspect.  
Radiator.

Kitchen 9'1 x 7'9. (2.77m x 2.36m). Fitted with a range of eye and base level kitchen units with work surfaces to compliment. Single drainer sink unit. Part tiled walls. Double

glazed window to front aspect. Plumbed for washing machine.

Bedroom 11'5 x 10'10. (3.48m x 3.30m). Double glazed window to rear aspect. Radiator.

Bathroom Panelled enclosed bath with power shower over. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator.

#### General Information

Tenure Leasehold – 99 years from 31st March 1984.

Maintenance Charge:- The owner informs us that the monthly charge is approximately TBA which include service/maintenance charge, ground rent and buildings insurance.

Gardens Communal gardens surrounding development.

Parking Allocated parking space to the rear of the property.

