



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Appelbee Court

Artisan Place, Harrow HA3 5EB

- Two double bedroom
- Master bedroom with en-suite
- Storage unit in hallway
- Lift Access

Offers In Excess Of £325,000

EPC Rating '85'





Property Description

An immaculately presented TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT located within this modern purpose built block with a lift and allocated parking space. The development is located just moments from the amenities of the High Street and is just 0.5 miles from Harrow and Wealdstone Station (Bakerloo Line and Overground including fast trains), Families will appreciate the close proximity to several 'Outstanding' and 'Good' Ofsted-rated schools. The property is offered to the market with a long lease and is CHAIN FREE.



This lovely home comprises; A modern and spacious reception room, open plan with the fitted white gloss kitchen with integral appliances (including an electric hob, oven, fridge/freezer) and direct access to the West facing balcony, perfect for enjoying the summer evenings! There are two large double bedrooms, one with an en-suite shower room, a very good sized family bathroom with bath, overhead shower, W.C and Basin. There is a separate utility cupboard housing the electric boiler system, the washing machine with space for storage.



Residents have access to a maintained communal garden with a bicycle shed and there is one allocated parking space, visible from the living room, that is included within the sale.

Property Information

We have been advised that there are 148 years remaining on the lease.

We have been advised the service charge is approximately £1216 per annum.

We have been advised the ground rent is approximately £350 per annum.

Local Schools

The Sacred Heart Language College - Ofsted 'Outstanding'

Salvatorian Roman Catholic College - Ofsted 'Good'

Whitefriars School - Ofsted 'Good'

Belmont School - Ofsted 'Good'

Marlborough School - Ofsted 'Good'

Weald Rise Primary School - Ofsted 'Good'

Alpha Prep School - Independent

St Jerome School - Ofsted 'Good'

Helix Education Centre - Ofsted 'Good'

St Josephs Catholic School - Ofsted 'Good'

Hujjat Primary School - Ofsted 'Good'

Kingsley High School - Ofsted 'Outstanding'

Cedars Manor School - Ofsted 'Good'

Please note Ofsted ratings are subject to change



Local Transport

Harrow and Wealdstone Station - Bakerloo line and Overground to Watford Junction/Euston including fast trains to Euston from 13 minutes. - 0.5m

Headstone Lane Station - Overground line - 0.8m

Harrow on the Hill Station - Metropolitan line and National Rail Service to Marylebone/Aylesbury - 1.3m

258 Bus Route - South Harrow/Watford

140 Bus Route - Harrow Weald/Hayes

182 Bus Route - Brent Cross/Harrow Weald

340 Bus Route - Edgware/Harrow

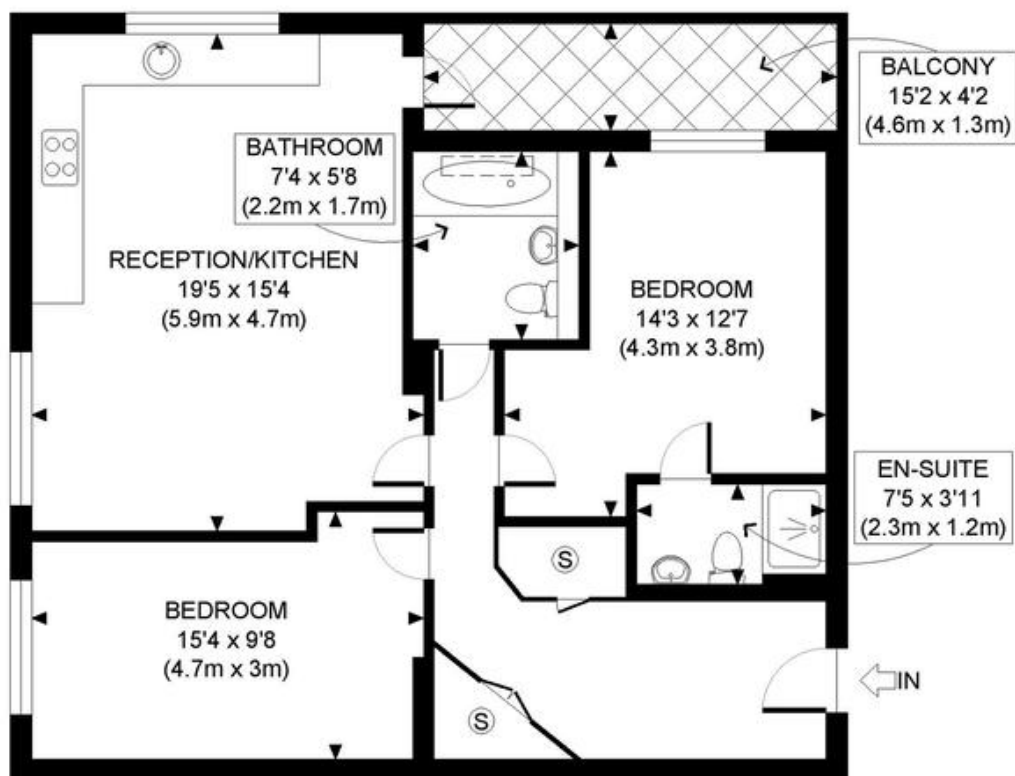




Local Area

Artisan Place is a popular development built around 10 years ago, the property is well located for commuters being only a 10 minute walk from Harrow and Wealdstone Station. There is plenty available to keep occupied on the weekend as there are several local parks, restaurants, café's and bars. You can be in Euston within 15 minutes making trips into London really convenient! As well as this the property is well located for access to Northwick Park Hospital, the A41, M1 and M25.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 805 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 805 SQ FT/ 75 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		