



Key Features:

- One Bedroom Ground Floor Retirement Flat (Over 55's)
- Close to Local Shops and Transport Links
- French Doors To Garden
- Well-Kept Communal Gardens
- Separate Communal Lounge
- Residents and Visitor Parking
- Warden Assisted

Inside the property offers a welcoming entrance hallway with storage. You have a light spacious lounge/dining room with doors leading to a private corner of the communal gardens, a neatly appointed separate kitchen, a double bedroom with fitted wardrobes and to complete the apartment a shower room. There are a number of advantages to this property including an on-site warden during the day, 24 hour emergency cords in each room, security entry phone system, lifts, communal lounge, communal laundry room and an overnight guest suite. Outside, there are lovely landscaped gardens, an allocated parking space and ample visitor parking bays.



Location:

This property is ideally located in the heart of Northwood Hills / Northwood with its bustling shopping facilities including Waitrose supermarket, ample restaurants, bars and coffee shops. Locally there are lots of green parks and spaces to visit. For travel convenience, the Metropolitan line station offers swift and regular connections to Central London and a bus stop is only a short walk from the property.

Verified Material Information:

Retirement Property for the over 55's

Council tax band: C

Council tax annual charge: £1656.80pa

Tenure: Leasehold 61 years

Ground rent and Service Charge: tbc

Parking: Residents Parking

Property construction: Brick

Electricity supply: Mains electricity

Water supply and Sewerage: Mains

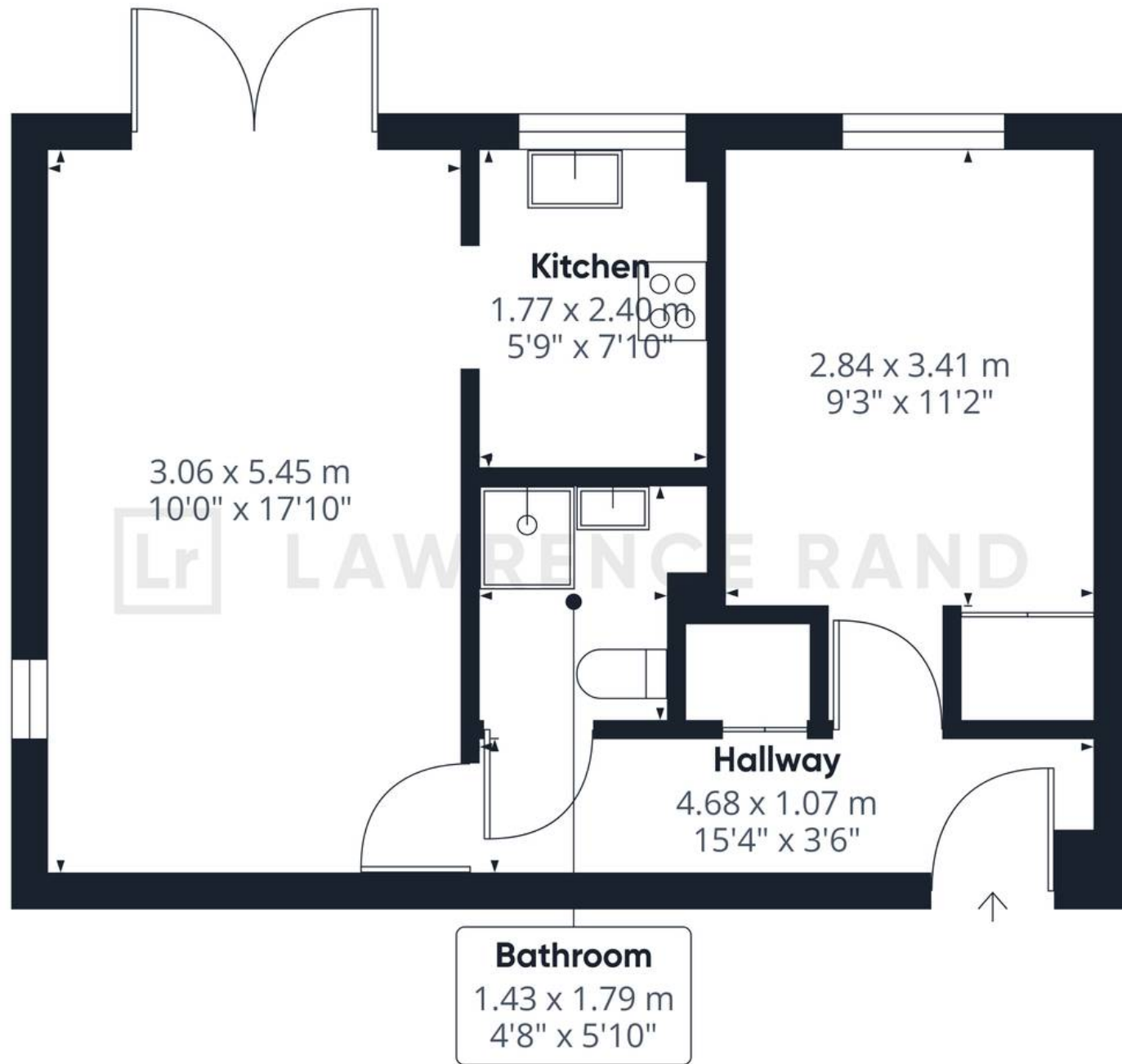
Heating: Electric

Broadband: FTTP (Fibre to the Premises)

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity







Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/