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JEM PATERSON COURT, HARTINGTON CLOSE, HARROW, HA1 3RR **£79,950 Leasehold**



WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT FLAT **available to buyers of 60 years and over**

The property is located within a few hundred meters from **Sudbury Hill Piccadilly Line (Zone 4) station, Sudbury Hill Harrow Chiltern Line station**, local shopping parades and bus routes.

*** ENTRY PHONE SYSTEM & WARDEN ASSISTANCE ***

*** LIFT * OFF PEAK ELECTRIC HEATING ***

19'6 RECEPTION ROOM * 14'10 BEDROOM

*** PARKING SPACE * RESIDENTS' LOUNGE * COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***



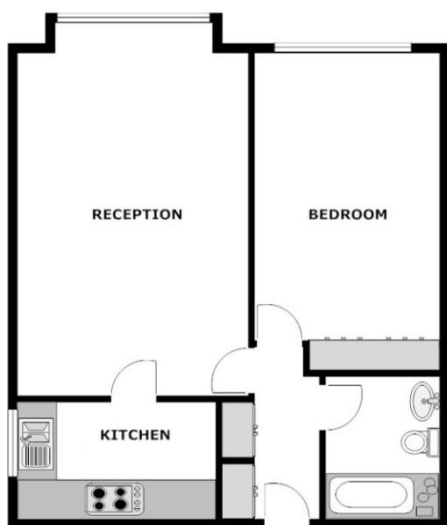
Accommodation:

- Hallway
- Reception room 19'6 x 11'9 (5.55m x 3.58m)
- Modern kitchen 8'4 x 6 (2.54m x 1.86m)
- Bedroom 14'10 x 9'3 (4.53m x 2.82m)
- Bathroom/wc

Outside:

- Communal gardens and parking

FLOORPLAN



FIRST FLOOR FLAT



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (92-100)			A (102-108)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

VIEWING via PHILLIPS & CO 020 8864 5678