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## **JEM PATERSON COURT, HARTINGTON CLOSE, SUDBURY HILL, HARROW, HA1 3RR** **£84,950 Leasehold**



### **IMPROVED, WELL PRESENTED & SPACIOUS, ONE BEDROOM FIRST FLOOR RETIREMENT FLAT** on the favoured front of the block

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.

**\* AVAILABLE TO BUYERS OF 60 YEARS OF AGE & OVER \***

**\* ENTRY PHONE SYSTEM & WARDEN ASSISTANCE \* LIFT \***

**\* DOUBLE GLAZING \*OFF PEAK ELECTRIC HEATING \***

**\* 20' RECEPTION ROOM \* 18' BEDROOM \***

**\* MODERN FITTED KITCHEN \* BATHROOM/WC \***

**\* RESIDENTS' LOUNGE, COMMUNAL GARDEN & PARKING \***

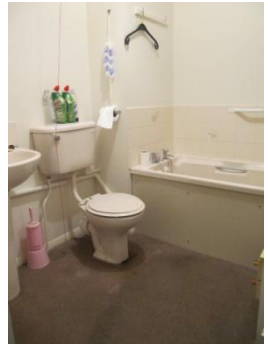
**\* NO UPPER CHAIN \***

**Accommodation:**

- Hallway
- Reception room 20' x 9'8 ( 6.0m x 2.9m)
- Modern fitted kitchen 7'11 x 6'2 (2.37m x 1.84m)
- Bedroom 18' x 8'9 (5.4 x 2.65m)
- Bathroom/wc

**Outside:**

- Communal gardens and parking



**Floor Plan** AWAITED

**EPC** AWAITED



**VIEWING BY APPOINTMENT VIA PHILLIPS & CO- 020 8864 5678**