



Marlborough Hill, Harrow

£325,000 Leasehold

To be sold with the benefit of no upper chain and a new 999 year lease, this ground floor two bedroom flat would make an ideal first time or investment purchase. Also featuring both double glazed windows and a gas central heating system, the flat is located within a short walk of both Harrow on the Hill and Harrow and Wealdstone train stations. It also benefits from a parking space.

**EPC Rating: C
Council Tax Band: C**

- Ground Floor Flat • Two Bedrooms • New 999 Year Lease • No Upper Chain • Close To Harrow's Town Centre • Residents Parking



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FURTHER DETAILS

The flat is located on the ground floor of Marlborough Court. The internal accommodation comprises of an entrance hall, lounge, kitchen, two bedrooms and a bathroom. The flat also has the benefit of a parking space and there are communal gardens.

LEASE/SERVICE CHARGE

The flat is to be sold with a new lease of 999 years. There is no ground rent. The annual service charge is £549.34 .

LOCATION

Marlborough Court is located on Marlborough Hill, close to the junction with Harrow View. This is approximately one mile from Harrow's town centre, including the Metropolitan and Chiltern Line train station, and a similar distance to Harrow & Wealdstone Bakerloo and Lioness Line train station.

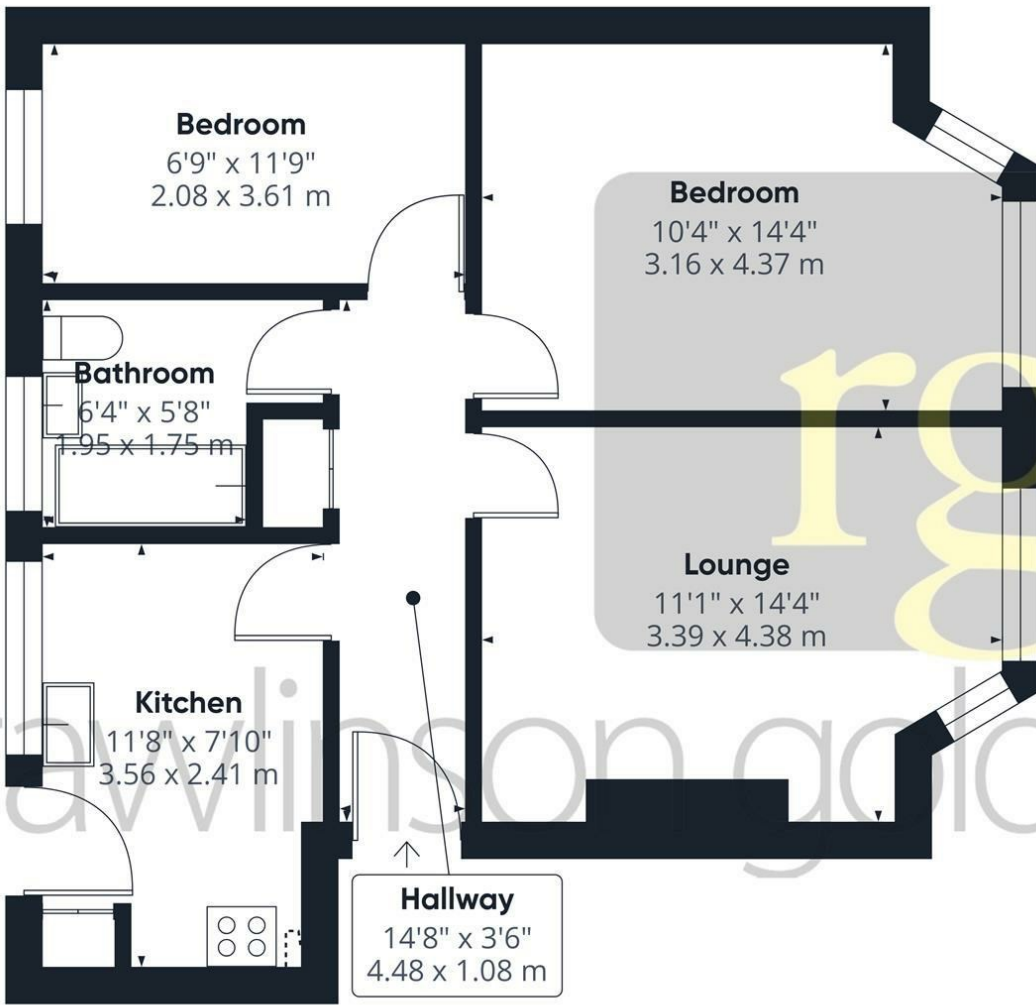
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.

FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Approximate total area⁽¹⁾
555 ft²
51.6 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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