



ESTATE & LETTINGS AGENTS

Macmillan Court, Harrow, HA2



FOR SALE £110,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Spacious & Well-Maintained 1-Bedroom First Floor Retirement Flat – Over 60's Only

Located just 0.1 miles from Rayners Lane Metropolitan/Piccadilly Line station and local shops, this charming and well-maintained ground floor retirement flat offers a comfortable and secure living space for those aged 60 and over. The flat benefits from:

- **Bright, Double-Aspect Lounge:** Spacious and inviting with ample natural light
- **Modern, Separate Kitchen:** Fully equipped with all the essentials
- **Double Bedroom:** Generous size with plenty of storage space
- **Warden Assisted:** Warden alert cords in each room for peace of mind
- **Economy 7 Heating & Double Glazing:** Energy efficient and comfortable year-round
- **Security Features:** Entry phone system, CCTV, and warden-assisted living
- **Communal Areas:** Well-maintained communal grounds for relaxation
- **Convenient Transport Links:** Just moments from Rayners Lane Underground Station (Metropolitan & Piccadilly Lines)
- **Amenities:** Shops, supermarkets, and restaurants nearby for convenience
- **Parking:** Residents and visitors parking available
- **Lift & Stairs:** Access to upper floors for ease of mobility
- **Lease:** 62 Years remaining
- **Service Charge/Ground Rent:** £263.00 per month

This property offers a perfect balance of comfort, security, and convenience, making it an ideal choice for independent living in a supportive environment.



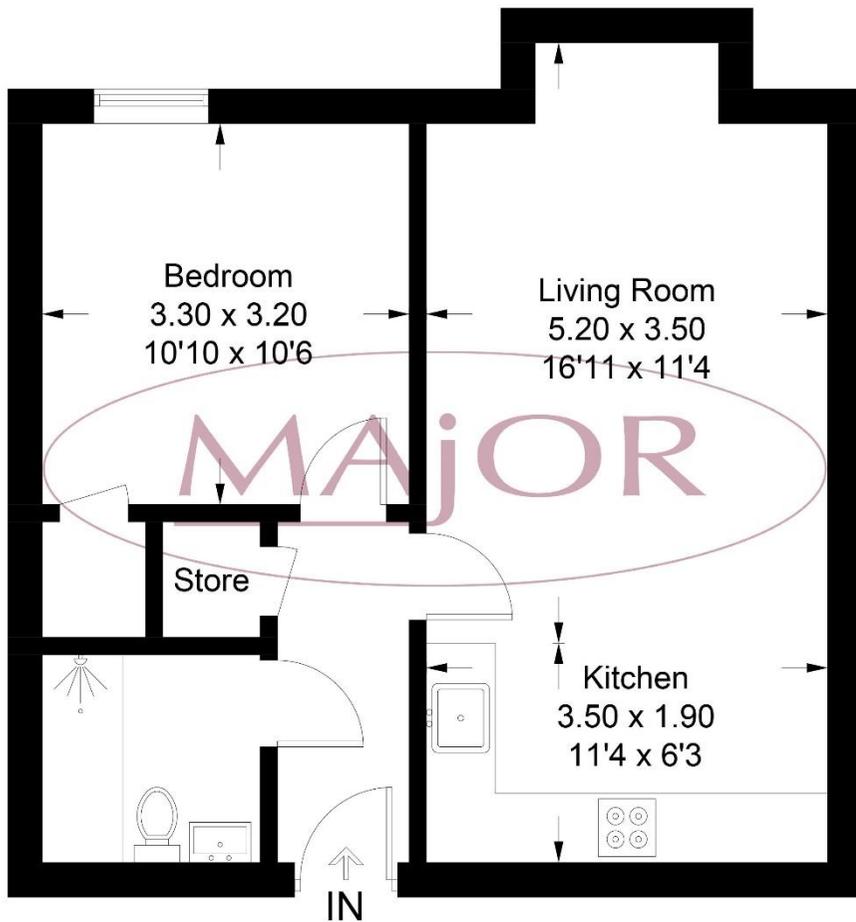
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 45.1 sq m / 485 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164776)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

