



11, RADBOURNE COURT, HARROW, MIDDLESEX, HA3  
OIEO £120,000 LEASEHOLD

## ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

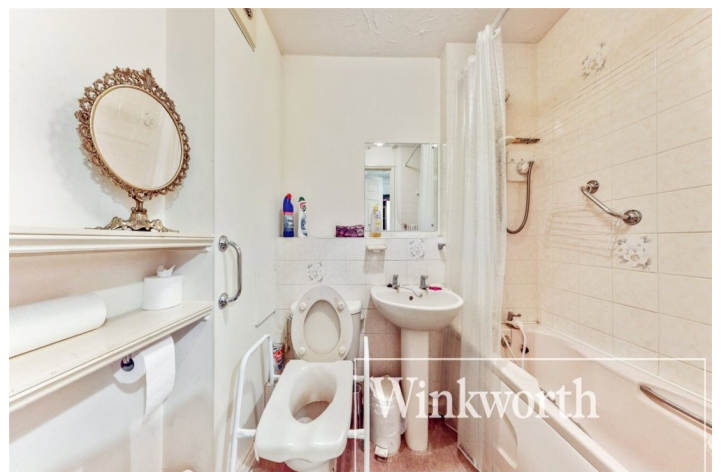
Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)







**DESCRIPTION:** Retirement Flat\*\*\* CASH BUYERS ONLY This well maintained 1 Bedroom Ground floor Retirement Flat comprises of an entrance hall, lounge, kitchen, one bedroom and bathroom. This property has a friendly atmosphere with a lot of community spirit. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. The property is located in an area with excellent shopping facilities. Sainsbury's is just a short walk across the road from the building. Kenton and Northwick Park Stations are a few minutes walk away and there are also great public transport links to Harrow on the Hill. Radbourne Court was built in 1990, comprises of 41 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Harrow Care Line call system.



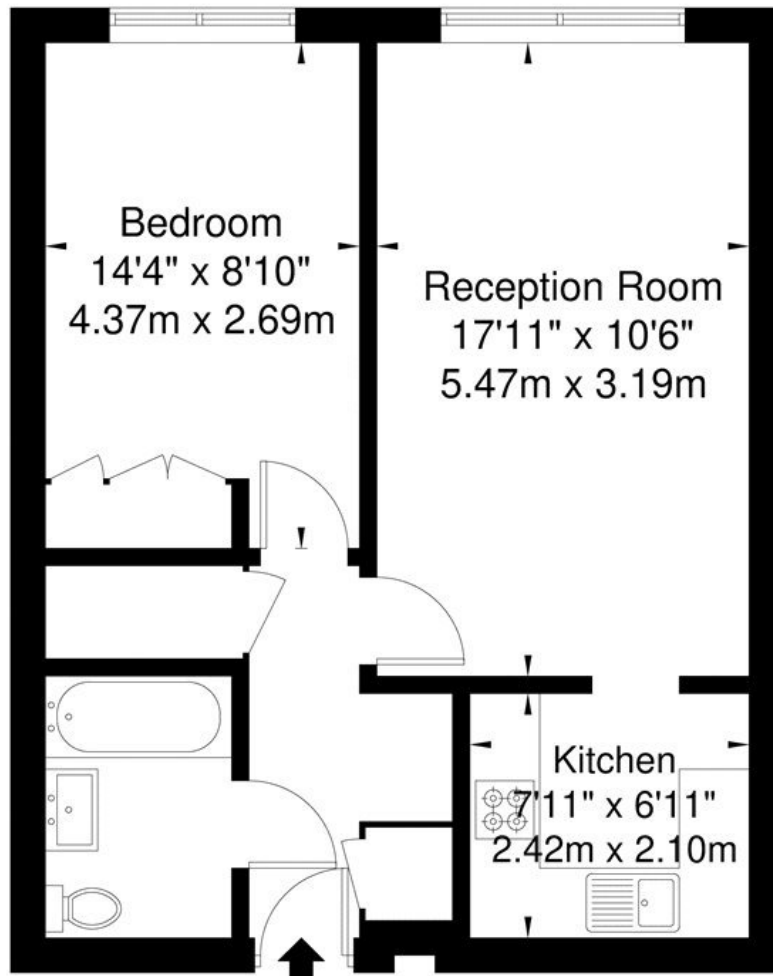




**Winkworth**

# Radbourne Court, HA3 0BQ

Approx. Gross Internal Area = 46.4 sq m / 499 sq ft



Ground Floor

Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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