



## 14 Lychgate Manor

1 Roxborough Park Harrow On The Hill, HA1 3YL

Offers In The Region Of £435,000





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A Modern Two double bedroom, two bathroom apartment situated in this prestigious gated development on the Western slopes of "The Hill" and lies within 5-10 minutes' walking distance to Harrow Town Centre with its excellent range of shopping facilities and transport links into central London.

The apartment has undergone a programme of refurbishment which includes two Luxury bathrooms, new carpets and lick of paint throughout.

Benefits include Share of Freehold and long lease in excess of 950 years, gas central heating, double glazed throughout, fitted kitchen with quality integrated appliances, private balcony with stunning views, two allocated underground parking spaces and storage cage.

The development enjoys extensive landscaped communal gardens and lift access to all floors. The property is being sold with no upper chain.

Communal door

Communal entrance Hall

Own Front Door

Entrance hall

Lounge

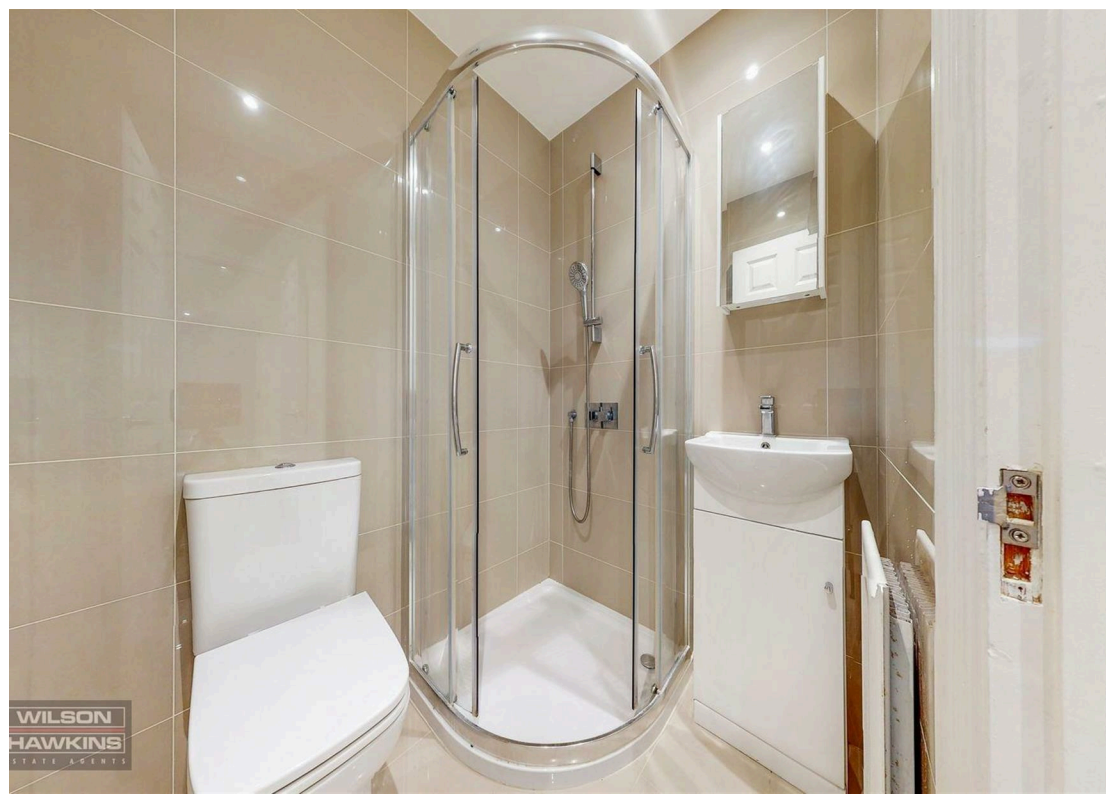
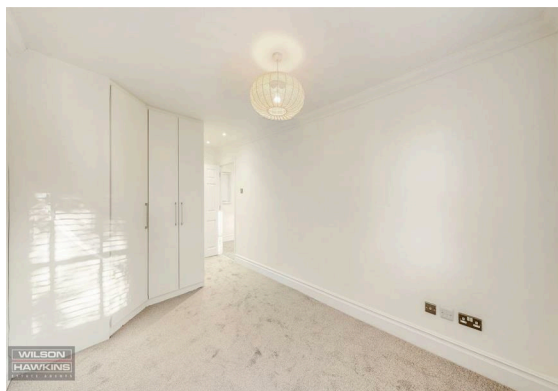
Kitchen

Bedroom One

En-suite shower room

Bedroom Two

Family Bathroom







Outside

Secure underground parking

Two allocated parking space

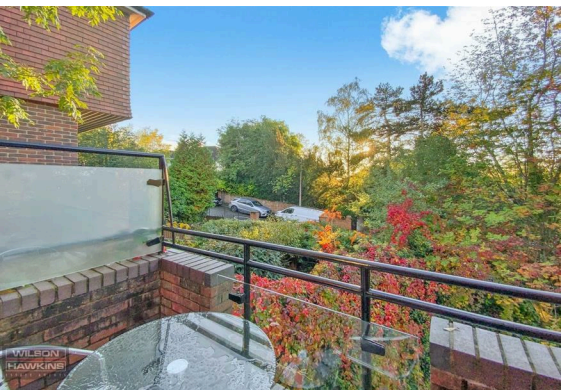
Landscaped communal gardens

Further details.

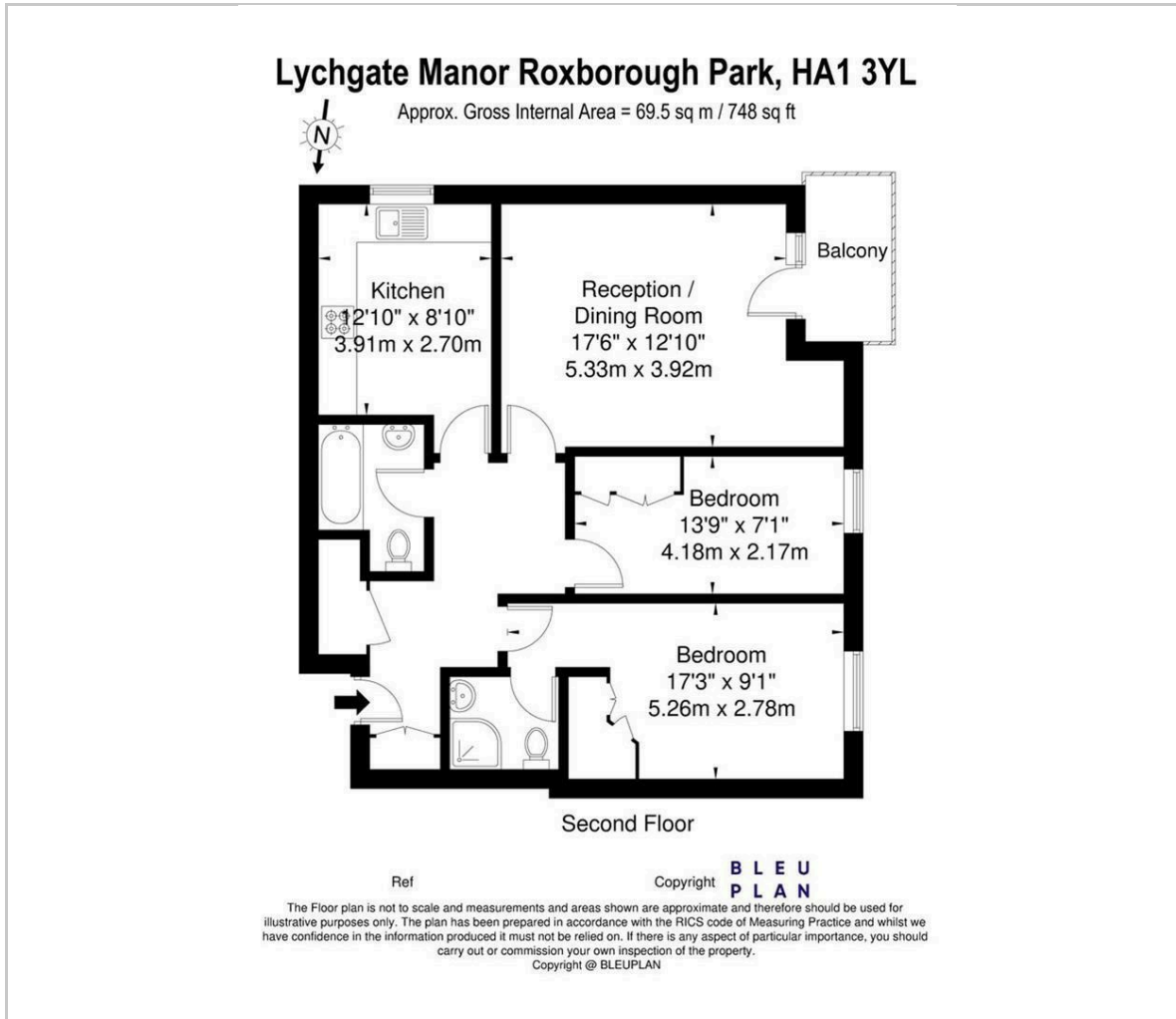
Lease- Share of Freehold Plus 987  
Year Lease

Service Charge £250 per Month

Council Tax- Band F



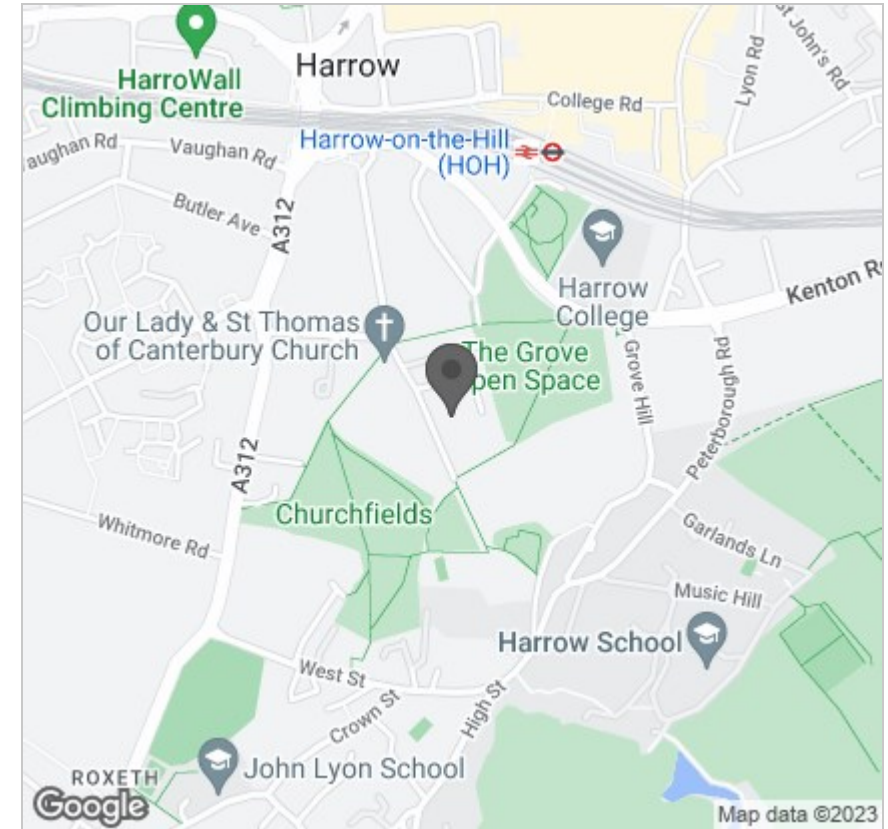
## Floor Plan



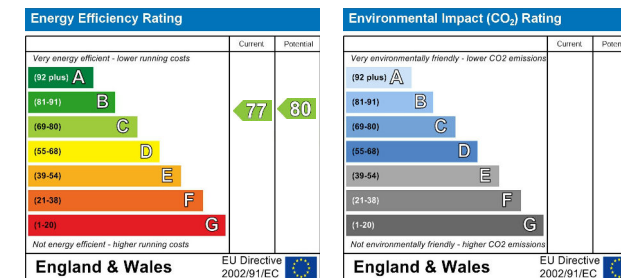
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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