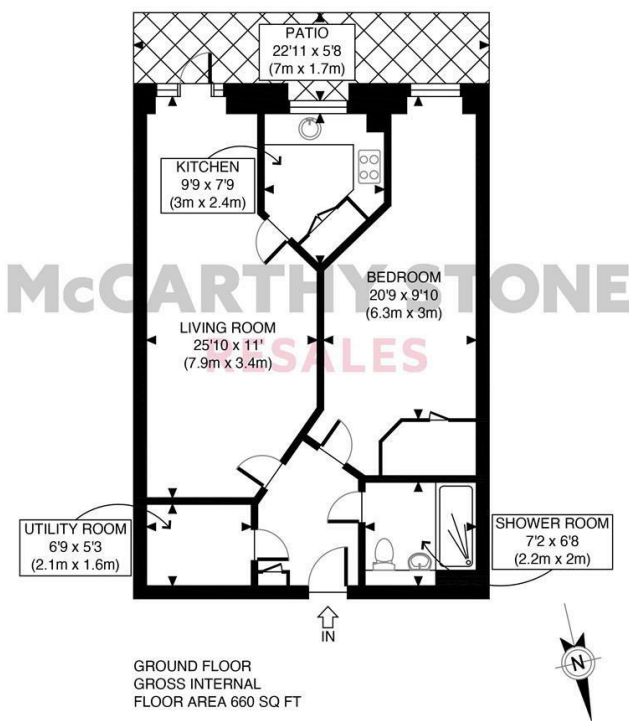


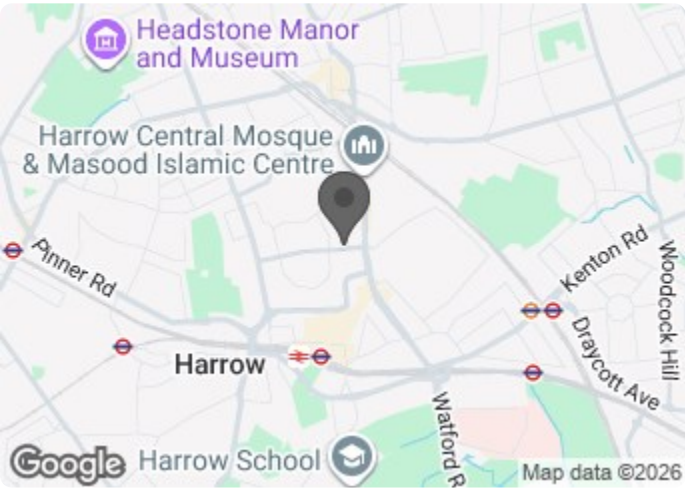
2 Rosen House

11-17 Hindes Road, Harrow, HA1 1SH



APPROX. GROSS INTERNAL FLOOR AREA 660 SQ FT / 61 SQM	Rosen House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 13/02/24
	photoplan

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Asking price £330,000 Leasehold

An immaculately presented spacious one bedroom ground floor apartment with patio accessed from the living room, a double bedroom with walk-in wardrobe, modern fully fitted kitchen and wet room style shower room.

All within the much sought after Rosen House retirement living development. Viewings are highly recommended to fully appreciate this stunning apartment and development.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Hindes Road, Harrow

Summary

Rosen House is a high quality retirement development for those over 60 years of age, located in Harrow Town Centre with easy access to transport and shopping facilities. Whilst offering total independence to owners, there will be staff on hand and a 24hr emergency call system if required.

The house manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has camera door entry and 24-hour emergency call systems. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from a far, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

This ground floor retirement apartment consists of one double bedroom, a separate shower room and spacious living room opening onto a paved patio area with a southerly aspect. The separate modern kitchen is positioned off the living room.



Entrance Hall

Spacious entrance hall with walk-in storage/utility cupboard with ceramic tiled flooring housing a washer/dryer, hot water cylinder and shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

Living Room with patio

A bright and spacious living/dining room benefitting from double glazed patio door with windows to the sides opening onto a paved patio area with a southerly aspect. TV & BT points, SKY & SKY+ points and raised electric power sockets. Fitted carpets and modern energy efficient wall mounted panel heaters.

Kitchen

Modern fully fitted kitchen with tiled floor and a range of high gloss wall and base units with contrasting worktops. Integral NEFF appliances include; waist height oven, microwave, ceramic four ring hob with opaque glass splash back, stainless steel extractor hood, dishwasher and fitted fridge/freezer. Electronically operated window for ease of use. Plinth lighting.

Bedroom

A bright, beautifully presented and spacious double bedroom with large walk-in wardrobe, housing shelving and hanging rails. Modern wall mounted panel heater, raised power points, TV and BT points. Full length double glazed window with a southerly aspect.



1 bed | £330,000

Shower Room

Modern white suite includes; Fully tiled walk-in level access thermostatically controlled shower with grab rails and glazed screen, close coupled WC and vanity unit with wash basin inset and storage below, double width illuminated mirror cabinet, electric ladder style towel warmer and emergency pull cord.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,533.23per annum (up to financial year end 31/03/2026).

Leasehold

Lease length: 999 years from January 2018
Ground rent: £425 per annum
Ground rent review date: January 2033

