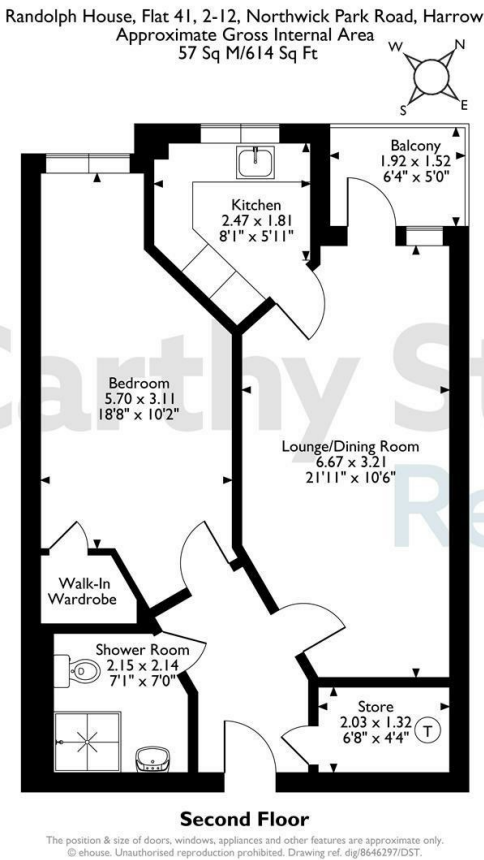



41 Randolph House

Northwick Park Road, Harrow, HA1 2NU



Council Tax Band: D



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	90	90	
(81-91) B			
(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 £300,000 Leasehold

A beautifully bright and well presented WEST FACING one bedroom apartment situated on the SECOND FLOOR within this popular Mc CARTHY STONE retirement living plus development that is Randolph House. A fantastic opportunity to join a VIBRANT retirement COMMUNITY with onsite RESTAURANT, as well as CARE and SUPPORT services available.

**\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\***

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.





# Randolph House, Northwick Park Road, Harrow

**Summary**  
Randolph House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

This well presented west facing apartment comprises a modern fully fitted kitchen, underfloor heating thermostatically controlled in all rooms, fitted and tiled shower room, spacious double bedroom and a large bright living room opening onto a covered balcony. 24 hour emergency call system.

Communal facilities include a club lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and a restaurant which has table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Randolph House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Randolph House is conveniently located within the affluent and charming area of Harrow, Northwest London, where you can enjoy village style living. Residents of Randolph House benefit from a well-established community with plenty of amenities, including supermarkets, post office, GP and pharmacy close to home. The area boasts more than 50 parks and green areas, making it a highly desirable place to live. Randolph House is close to three tube stations and a mainline station, as well as excellent road links and major bus routes.

**Entrance Hall**  
Front door with spyhole leads to the entrance hall, the 24 hour emergency response system is wall mounted. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.



**Lounge**  
A bright west facing lounge with the benefit of a French door which allows lots of natural light into this room is also access to the balcony. The spacious lounge also provides ample space for dining. TV & telephone points, ceiling light points and raised power points. Partially glazed door leads onto a separate kitchen

**Kitchen**  
Fully fitted modern style kitchen with high gloss cupboard doors and contrasting work surfaces. Stainless steel sink and drainer with chrome mixer tap sitting below electronically operated window. Waist height electric oven and built-in microwave oven above. Fitted electric four ring ceramic hob with stainless steel extractor hood over and opaque glass splash back. There is an integrated fridge/freezer, dishwasher. Ceiling and under unit lighting.

**Bedroom**  
A spacious west facing double bedroom with full length window. Door to walk-in wardrobe fitted with shelving and hanging rails. TV and phone point, ceiling light and raised power points.

**Shower Room**  
Modern suite comprising of; walk-in level access shower with thermostatically controlled shower with grab rails, WC, vanity wash-hand basin with fitted furniture surround including storage below, fitted illuminated mirror, shaver point and down lights over, tiled walls and slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot lights.

**Service Charge Breakdown**

- Onsite Estate Manager and team
- 24-hour emergency call system
- 1 hrs domestic assistance per week
- Onsite restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 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



## 1 Bed | £300,000

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

Service charge: £10,759.75 per annum (for financial year end 30/06/2026)

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

**Lease Information**  
Lease 999 years from 1st January 2017  
Ground Rent: £435 per annum  
Ground Rent Review: 1st January 2032

**Moving Made Easy & Additional Information**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

