



## COUNCIL TAX BAND: E



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

## McCARTHY STONE RESALES

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**McCARTHY STONE**  
RESALES

**40 RANDOLPH HOUSE**  
NORTHWICK PARK ROAD, HARROW, HA1 2NU



This beautiful and bright spacious two double bedroom second floor apartment is chain free and set within the sought after Randolph House retirement development close to all local amenities, tube/train stations and bus routes. Additional care packages available, staffed 24/7 and one hour per week of domestic help.

\*This apartment benefits from an allocated car parking space, new carpets and has been freshly redecorated\*



**ASKING PRICE £440,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# NORTHWICK PARK ROAD, HARROW

**2 BED | £440,000**

## 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.

The apartment comprises a modern fully fitted kitchen, underfloor heating thermostatically controlled in all rooms, fitted and tiled shower room, two spacious double bedrooms and a bright dual aspect living room. 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 spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response system is wall mounted in the hall. Smoke detector. Security door entry system. Doors lead to the living room, both bedrooms and shower room.

## LIVING ROOM

A delightfully bright and spacious double aspect living room benefitting from a double glazed patio door with window to side opening to a juliet balcony making the room light and airy. This beautiful room provides space for dining too. Telephone points. TV point (with Sky/Sky+ capabilities). Raised power sockets. Two ceiling light points. Part glazed door leads into a separate kitchen.

## KITCHEN

This modern kitchen has a tiled floor and an excellent range of wall and base units with contrasting worktops. The quality appliances include waist height electric oven with microwave above, ceramic hob with stainless steel extractor hood, integral fridge/freezer and dishwasher. The double glazed window is electronically operated. Everything is laid out to make cooking and cleaning as effortless as possible.

## BEDROOM ONE

Double bedroom of excellent proportions with a walk-in wardrobe with plenty of hanging and storage space. Twin opening windows allow for plenty of natural light. TV and telephone point. Raised power points.

## BEDROOM TWO

This is a spacious second double bedroom that could be used as a hobby room, study or dining room. Twin opening double glazed windows. TV and telephone point. Raised power sockets.

## SHOWER ROOM

Tiled shower room with a walk in level access thermostatically controlled shower, grab rail. Close coupled WC. Vanity unit with inset wash basin and illuminated mirror above. Heated towel rail. Emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- 24-hour on-site staffing
- 1 hour's domestic assistance per week
- 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 licence. Please contact the estate manager or property consultant to find out more about the service charges.

Service charge: £12,460.92 per annum (for financial year end 30/06/2024)

## LEASEHOLD

Lease 999 years from January 2017

Ground Rent: £510 per annum

Ground Rent Review Date: January 2032

## CAR PARKING

Allocated car parking space.

