

Jamie Dean & Co

Estate Agents and Valuers

PEMBROKE LODGE, **DU CROS DRIVE, STANMORE**



PRICE £282,500 LEASEHOLD

- * ONE BEDROOM (FORMERLY TWO BEDROOM) APARTMENT *
- * FITTED KITCHEN * DINING ROOM (FORMER 2ND BEDROOM) *
- * DOUBLE GLAZED * EN-SUITE WC * ENTRY PHONE *
- * LIFT TO ALL FLOORS * LANDSCAPED GARDENS *
- * RESIDENTS LOUNGE AND GUEST SUITE *
- * RESIDENTS PARKING * VISITORS PARKING *
- * WILL BE SOLD WITH EXTENDED LEASE OF APPROX 159 YEARS *

Jamie Dean & Co are delighted to be able to offer for sale this one bedroom retirement apartment. Situated on the second floor of a modern warden assisted block, the apartment is ideally located close to all local amenities, including Stanmore Broadway. In our opinion, the apartment is offered in very good order and benefits from a host of features. With no upper chain, viewing is highly recommended.

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'Selling and letting property locally for 31 years'

Communal entrance. Communal stairs and lift to all floors.

Private front door to:-

Hallway: Built in storage cupboard, built in airing cupboard with double doors housing a hot water cylinder, electric storage heater, access to loft space.

Reception Room: **13'7 x 12'1 (4.15m x 3.70m) max.** Double glazed windows overlooking the communal gardens, electric storage heater, entry-phone handset, emergency pullcord, door to hallway. Through to...

Dining Room (Former

2nd Bedroom): **8'11 x 6'11 (2.72m x 2.12m).** Double glazed windows overlooking the communal gardens, wall mounted electric heater, emergency pull cord, door to hallway.

Kitchen: **9'3 x 6'8 (2.84m x 2.05m).** Range of fitted wall and base units with concealed lighting and worksurfaces over, single drainer sink unit with inset 'Neff' electric hob, 'Elica' extractor hood, space and plumbing for washing machine, space for fridge/freezer, built in 'Baumatic' electric oven, recessed ceiling lights.

Bedroom 1: **12'5 x 8'8 (3.79m x 2.64m).** Double glazed windows overlooking communal gardens, electric storage heater, emergency pull cord, fitted wardrobe, lobby area with additional fitted wardrobes and drawers. Door to:

En-suite WC: Tiled walls, low-level flush WC, pedestal wash hand basin, extractor fan, and wall mounted 'Dimplex' heater, emergency pullcord.

Bathroom: Tiled walls, panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin, low-level flush WC, wall mounted cabinet, wall mounted 'Dimplex' heater, extractor fan, emergency pull cord.

Gardens: Landscaped communal gardens with feature ornamental pond.

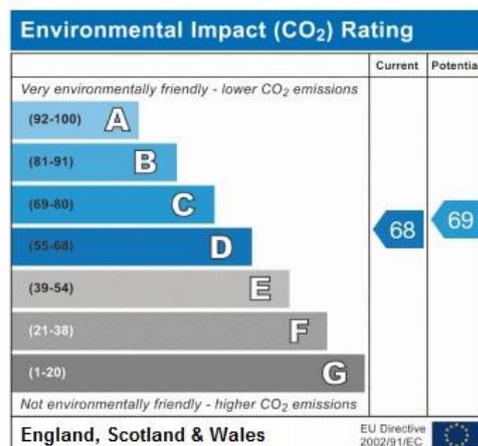
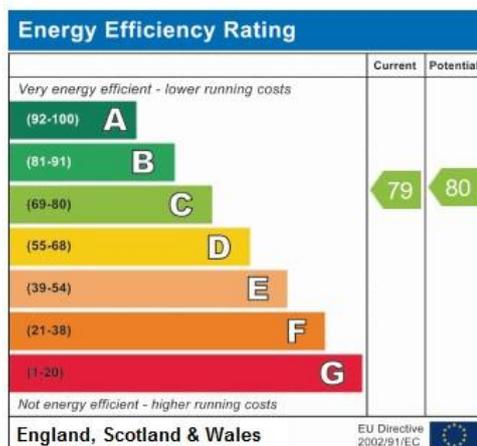
Parking: Residents and visitors parking.

Lease: Currently 99 years from 1 January 1989. Will be sold with the benefit of an extended lease of approximately 159 years. **

Service Charge: Approximately £249.69 per month **

** These details have been provided by the executor and their accuracy cannot be guaranteed.

The developments facilities also include a resident's lounge, guest room and a lift to all floors.



Pembroke Lodge contd...



Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.