

Jamie Dean & Co

Estate Agents and Valuers



PEMBROKE LODGE, DU CROS DRIVE, STANMORE

PRICE £285,000 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 157 YEARS *

Jamie Dean & Co are delighted to be able to offer for sale this one bedroom retirement apartment. Situated on the ground floor of a modern warden assisted block, the apartment is ideally located close to all local amenities, including Stanmore Broadway. With no upper chain, viewing is highly recommended.

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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

'Selling and letting property locally for 35 years'

Pembroke Lodge contd...

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, feature ornamental fire surround, electric storage heater.
- Lounge:** **16'0 x 12'7 (4.87m x 3.83m) max.** Double glazed windows, electric storage heater, entry-phone handset, emergency pullcord, door to hallway. Through to...
- Dining Room (Former 2nd Bedroom):** **9'1 x 7'0 (2.76m x 2.13m).** Double glazed windows, wall mounted electric heater, emergency pullcord, door to hallway.
- Kitchen:** **9'4 x 6'9 (2.84m x 2.06m).** Range of fitted wall and base units with concealed lighting and worksurfaces over, single drainer sink unit, inset 'Neff' electric hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, built in 'AEG' electric oven, built in 'AEG' microwave.
- Bedroom 1:** **12'5 x 8'8 (3.79m x 2.63m).** Double glazed windows, 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, wash hand basin, extractor fan, and wall mounted 'Dimplex' heater, emergency pullcord.
- Bathroom:** Tiled walls, walk-in seated bath/shower, 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:** 1st January 1989 to 31st December 2178 **
- Service Charge:** Approximately £TBA per month **
- ** These details have been provided by the vendor and their accuracy cannot be guaranteed.

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

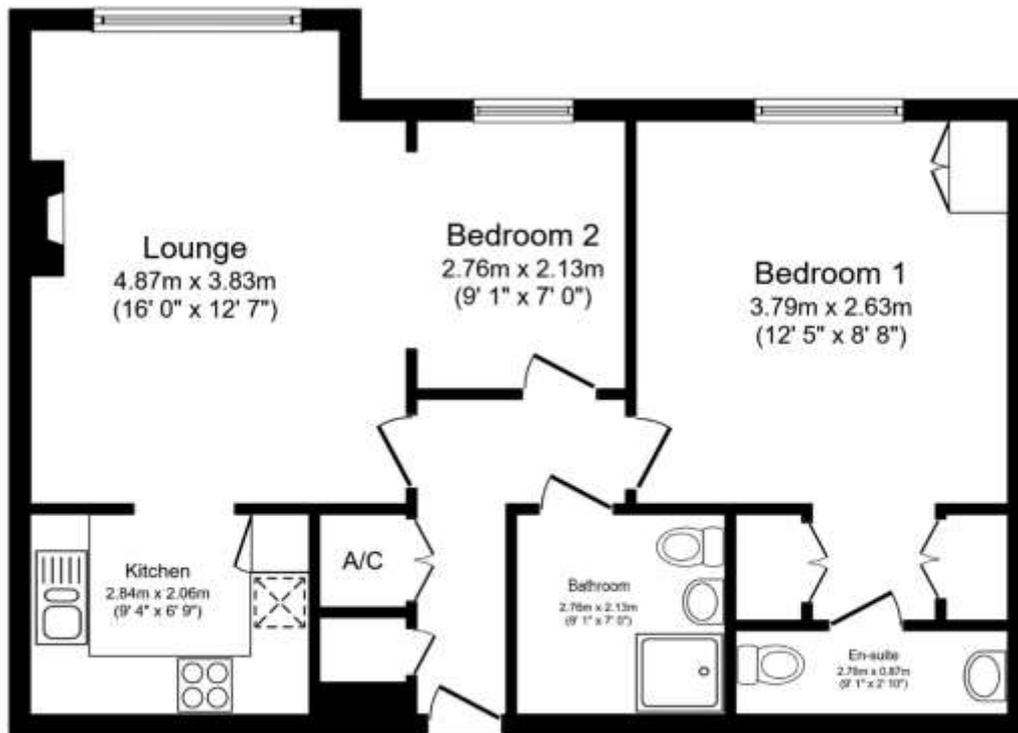


Pembroke Lodge contd...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(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	

Pembroke Lodge contd...



Floor Plan

Floor area 64.0 sq. m. (689 sq. ft.) approx

Total floor area 64.0 sq. m. (689 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Jamie Dean & Co

Produced by www.keyagent.co.uk

**VIEWING STRICTLY BY APPOINTMENT THROUGH
SOLE AGENT**

JAMIE DEAN & CO
020 8954 6166



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.