

Connells

Herga Court Sudbury Hill
Harrow

Herga Court Sudbury Hill
Harrow HA1 3RS

for sale
£375,000







Property Description

Connells are pleased to offer to the market this well-presented two-bedroom ground floor flat situated within the popular Herga Court development, offers bright and spacious accommodation, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

The property comprises a welcoming entrance hall leading to a generous reception room, providing ample space for both living and dining areas. A separate fitted kitchen is well-equipped with a range of wall and base units, offering practical workspace and storage. There are two well-proportioned bedrooms and a family bathroom serving the accommodation.

Further benefits include residents parking, double glazing and a convenient location close to local amenities, shopping facilities and transport links.

Service Charge is £2,904.02 per annum.

Ideally positioned in Harrow, the property enjoys easy access to nearby schools, parks and excellent commuter connections, making it a fantastic choice for a wide range of purchasers.

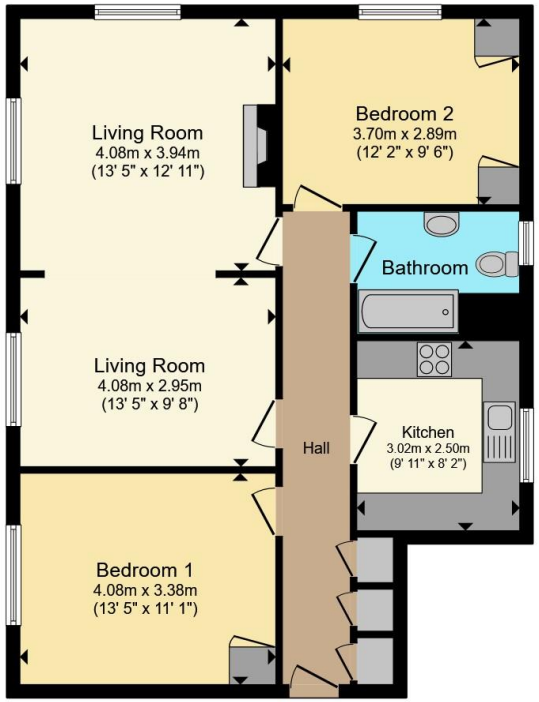
Internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor





Total floor area 79.4 m² (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: D

Council Tax Band: D

Service Charge: 2904.02

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313284

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.