


Connells

Kings Court Alexandra Avenue
Harrow

# Kings Court Alexandra Avenue
# Harrow HA2 9DU

for sale
**£340,000**







## Property Description

This well-presented ground-floor two-bedroom apartment offers generous, well-arranged accommodation throughout, ideal for buyers seeking modern living in a convenient location close to local amenities and transport links.

The property is introduced via a welcoming entrance hall, leading to two double bedrooms, each finished with wooden flooring for a clean and contemporary feel. The apartment is served by a modern family bathroom suite, fitted with a bath and overhead shower, heated towel radiator, WC, wash hand basin, and full tiling for a smart, low-maintenance finish.

A standout feature of the home is the spacious lounge/dining area, enhanced by a large bay window that allows natural light to flood the room, creating an inviting space for everyday living and entertaining. Completing the accommodation is the modern, sleek kitchen, offering gloss wall and base units, white goods, electric oven, gas hob, tiled splashback, and tiled flooring.

Offered to the market chain-free, this property is ideal for first-time buyers, working professionals, or investors looking for a turn-key rental investment.

Ground Rent: £0
Service Charge: £100/month
Council Tax: Band B (£1,953.05/yr)

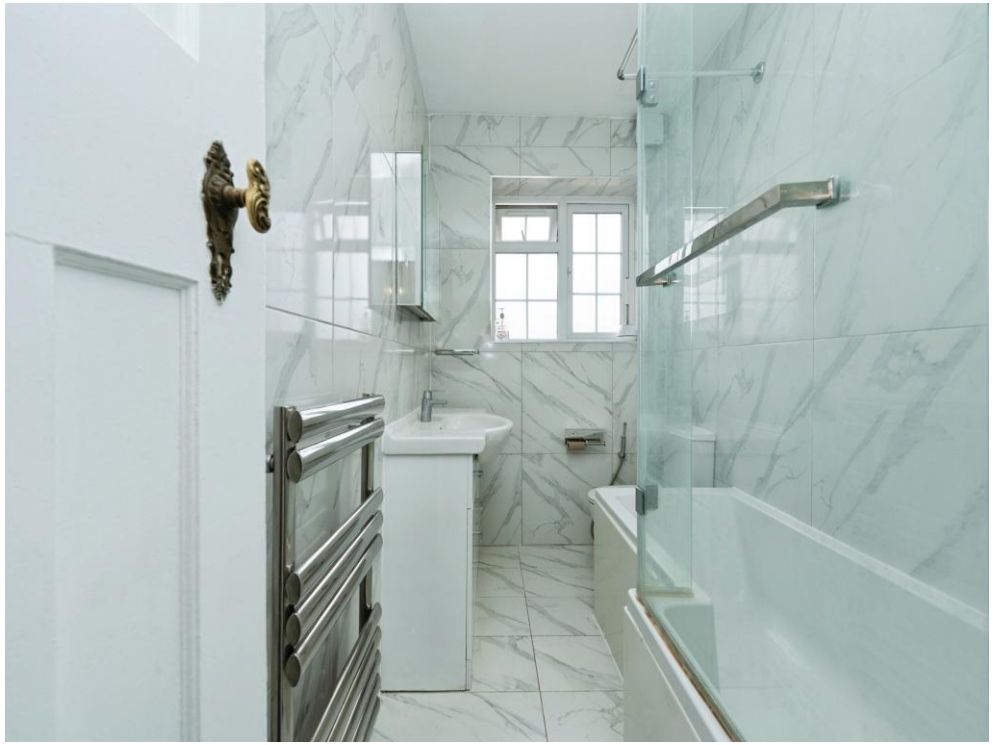
Transport: 1km to Rayners Lane Station (Piccadilly & Metropolitan Lines)

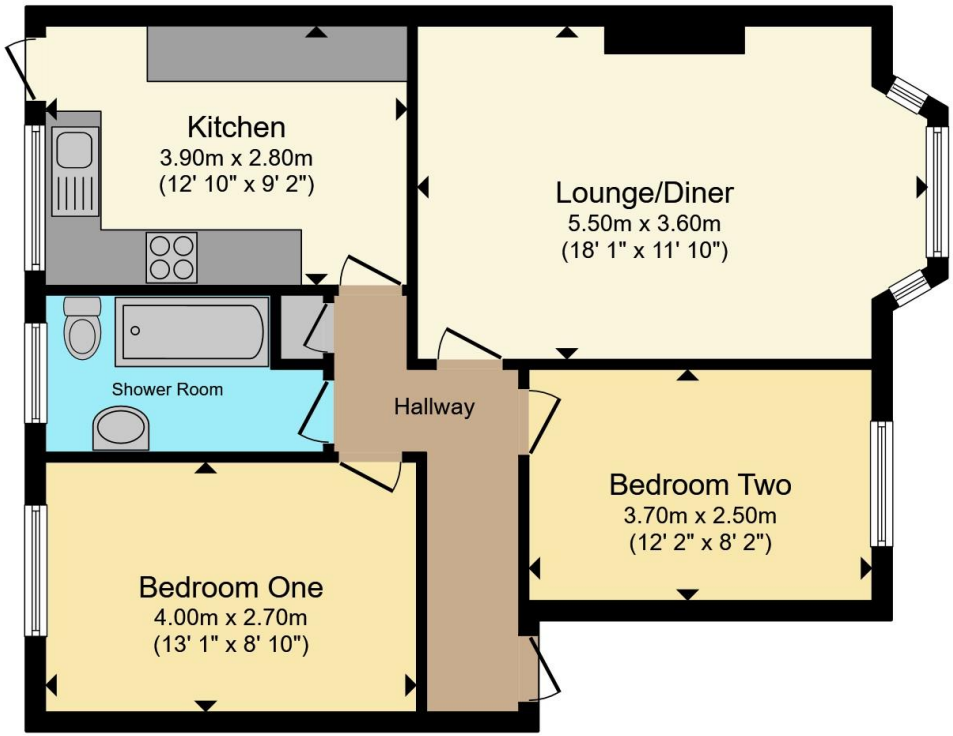
Chain-Free Sale and Mortgage fully paid

## 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.












Total floor area 62.5 m² (672 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: C

Council Tax Band: B

Service Charge: 1200.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/HRW313237**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1996. 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.