

# Lot 2

By Order of the Executors

## 2 Orchid Court, 286 High Road, Wealdstone, Middlesex HA3 7BD

**GUIDE PRICE: £200,000**



**SPACIOUS GROUND FLOOR TWO BEDROOM  
FLAT IDEAL FOR INVESTMENT**

This ground floor flat that we understand was built approximately 8 years ago, forms part of an attractive well-kept development located on the corner of High Road and College Avenue being within easy reach of Wealdstone and Harrow Town Centres. The property benefits from gas-fired central heating, double-glazing, video entry phone, security alarm and balance of NHBC guarantee. The property is presented in good decorative order and is sold with the benefit of vacant possession. The flat, that also includes a secure parking space, would be ideal for investment purchaser and/or owner-occupier.

### **ACCOMMODATION**

Communal hallway, entrance hall, master bedroom with en-suite shower, bedroom two, bathroom, spacious living room with balcony area and fitted kitchen. Communal grounds, allocated parking space

### **TENURE**

Leasehold – approx. 117 years unexpired  
Service Charge: approx. £110/month

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Harrow 020 8863 5611  
Council Tax Band: D

### **VENDORS SOLICITORS**

Fiona Callaghan  
Quality Redfern's  
9 Churchill Court  
58 Station Road  
North Harrow HA2 7SA  
020 8424 7070

### **VIEWING TIMES**

30/1, 5/2, 7/2 13/2 – all at 11.30am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN