



## Westbury Lodge Close

**£299,950 Leasehold**

**Providing a safe and secure lifestyle for the over 60's this two-bedroom first floor apartment offers an independent lifestyle whilst benefiting from an option to participate with other residents and being warden assisted. The property was fully refurbished throughout around four years ago and has clean/ crisp interiors, and offers the ultimate in convenience with shops, restaurants transport being only moments away from bus links and Pinner's (Metropolitan line) Station. Benefits include a generous sized lounge, modern fitted kitchen, modern shower room and landscaped communal gardens. The property has a lift accessing all floors, and access to the warden's office.**

- Two Good Size Bedrooms • First Floor Apartment • Warden Controlled • Short Walk To Pinner Village • Double Glazing • Modern Fitted Kitchen • Modern Fitted Shower Room • Communal Gardens



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### **Accommodation**

The accommodation comprises of entrance hallway, sitting room, two good size bedrooms and shower room. There are also emergency pull cords throughout the apartment, security entry phone system and well kept communal gardens surrounding the development. Please also note that there is a 70% shared equity of the property and you must be aged 60 and over.

### **Outside and Lease details**

The well kept communal gardens surrounding the development are mainly laid to lawn with well stocked flower, shrub and tree borders.

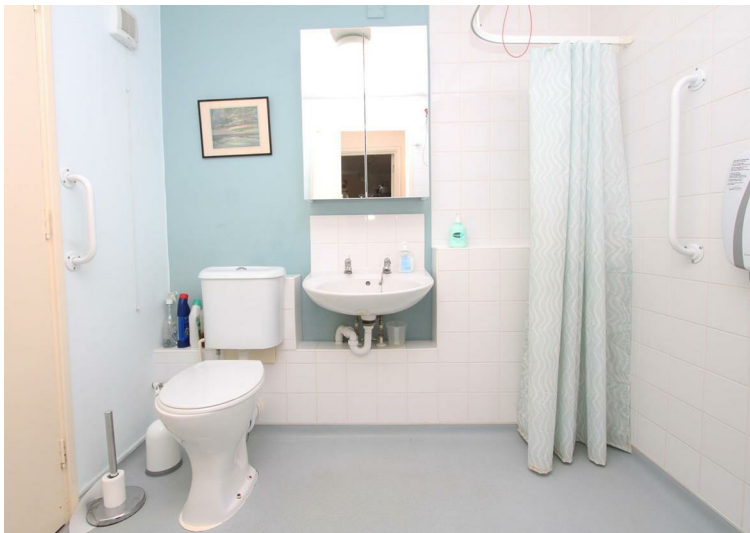
LEASE: 125 years from the 15th November 2002

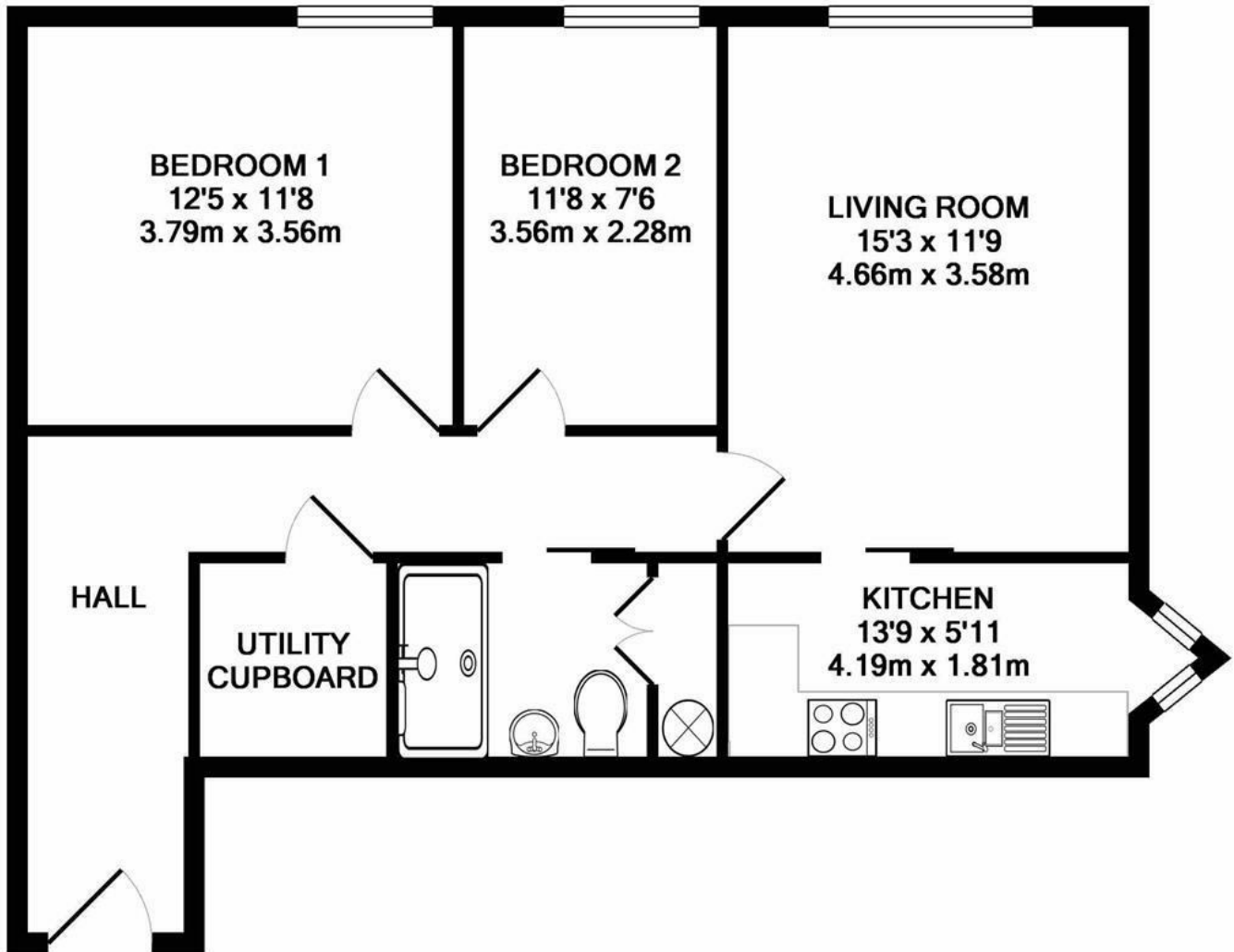
SERVICE CHARGE; £2,275 per annum (189.62 per month) including building insurance

### **Contact Rawlinson Gold**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8866 2300 or by email on [pinner@rawlinsongold.co.uk](mailto:pinner@rawlinsongold.co.uk).







**TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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