

# Lot 18

Flat 3, Sarita Close,  
HARROW, Middlesex HA3 5JD

**GUIDE PRICE: £140,000 PLUS**



## **GROUND FLOOR FLAT WITH INVESTMENT INCOME**

This one-bedroom ground floor flat forms part of a small development within a cul-de-sac location. The property comprises of one-bedroom accommodation and benefits include double-glazing, gas-fired central heating and entry phone system. The property is currently let at £8,400 pa on an assured shorthold tenancy that commenced on 1st February 2007 for a twelve-month period. The property is sold with the benefit of this income. Sarita Close is located off Cypress Road, within 1 mile of Wealdstone High Road.

### **ACCOMODATION**

Entrance hall, bedroom 13' x 8' 9", bathroom, kitchen 9' x 7' 6", living room 13' 9" x 13' 6".

### **TENURE**

Leasehold: 99 years from 1st January 1982  
Ground Rent £120 pa

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

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

### **VENDORS SOLICITORS**

Karen Hayward  
Goldsmith Williams  
Team 5, Mersey Chambers, 5 Old Churchyard, Liverpool L2 8TX  
0845 373 3737

### **VIEWING TIMES**

30th October 2007 @ 11.45am  
2nd November 2007 @ 11.15am  
7th November 2007 @ 11.15am  
9th November 2007 @ 11.45am