



Ravenscroft Health



Andrew Pearce

PINNER

TRINITY COURT , MARSH ROAD, HA5 5FA

£375,000



Modern Split-Level One-Bedroom Apartment in a Prime Location

Perfect for first-time buyers or investors alike, this stylish one-bedroom, split-level apartment is in a modern development, located just a short walk from Pinner Station (Metropolitan Line) and the vibrant Pinner Village, offering boutique shops, restaurants, and supermarkets.

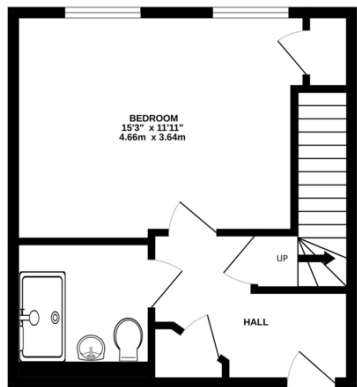
The property features an inviting entrance hallway with convenient storage cupboard, a spacious double bedroom and a sleek shower room complete this well-presented home, stairs lead you into a bright and airy open-plan lounge, kitchen, and dining area. The modern fitted kitchen is designed for contemporary living, while a private balcony offers a peaceful outdoor retreat. This well-presented home is finished with neutral décor, enhancing the sense of space and light.

Ideally situated moments from Pinner High Street, residents have easy access to an array of local amenities, parks, and green spaces, including Pinner Memorial Park. Excellent transport links include Pinner Station (Metropolitan Line) and the Overground at nearby Hatch End Station, making it an ideal choice for commuters. The area is also known for its highly regarded primary and secondary schools.

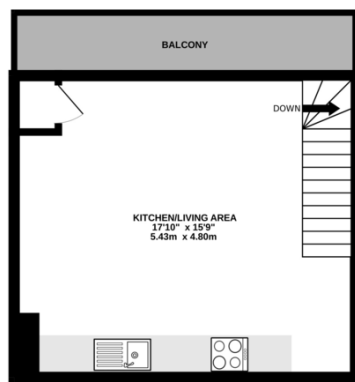


Chain Free
Long lease with 121 years remaining
Annual Service charge - £1,452
No ground rent
Local Authority - Harrow Council
Council tax - Band D

2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



3RD FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA - 611 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

