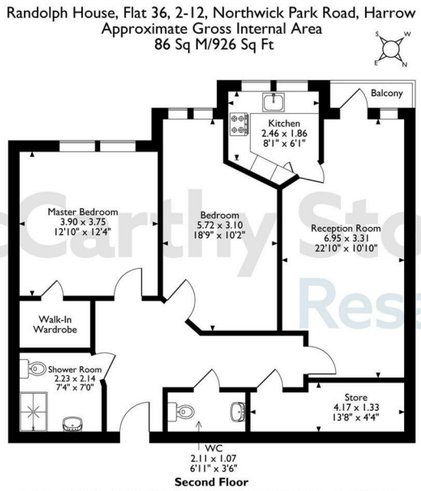
Excellent

Trustpilot

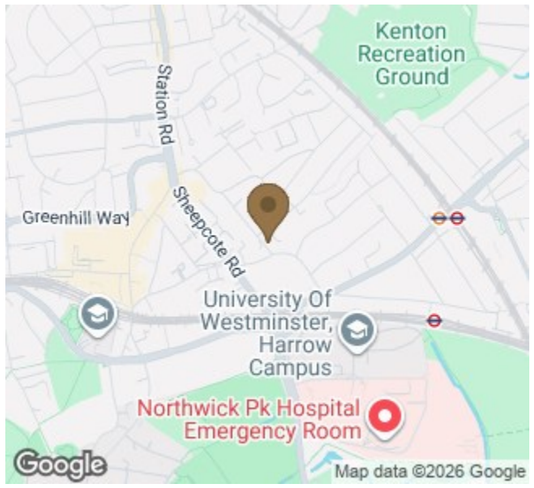
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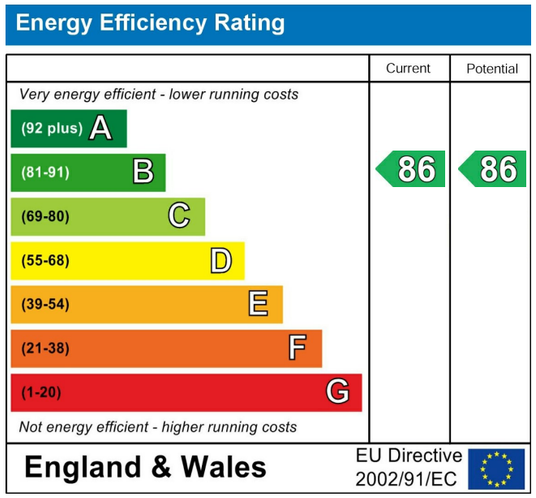
Randolph House, Flat 36, 2-12, Northwick Park Road, Harrow
Approximate Gross Internal Area
86 Sq M/926 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







36 Randolph House

Northwick Park Road, Harrow, HA1 2NU

2 1 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Randolph House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £400,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager and 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge where social events take place
- In-house table service restaurant
- Wellness suite/Hairdressing salon
- Guest suite for family or friends
- Laundry room
- Mobility scooter store with charging points
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Randolph House, Harrow

2 | 1 | Asking price £400,000

Development Summary
Randolph House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support.

Communal facilities include a club lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and a restaurant which has table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply).

There is an Estate Manager who leads the team and oversees the development, as well as a 24 hour emergency call system provided by a personal pendant and call points in the hall and bathroom and onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Randolph House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area
Randolph House is conveniently located within the affluent and charming area of Harrow, Northwest London, where you can enjoy village style living. Residents of Randolph House benefit from a well-established community with plenty of amenities, including supermarkets, post office, GP and pharmacy close to home. The area boasts more than 50 parks and green areas, making it a highly desirable place to live. Randolph House is close to three tube stations and a mainline station, as well as excellent road links and major bus routes.

Entrance Hallway
Front door with spy hole leads to the entrance hall where you will find the wall mounted 24-hour Tunstall emergency response system, smoke detector and security door entry system. Door opens to a large walk-in storage/airing cupboard. All other doors lead to the living room, both bedrooms, shower room and guest cloaks/WC.

Living Room
A delightfully bright and spacious living room which benefits from a double glazed patio style door which opens onto the walk-out balcony, ideal for a bistro table. This spacious room provides space for dining too, conveniently in front of the patio door. Telephone points, TV point (with Sky/Sky+ capabilities), raised power sockets and ceiling light points. Partially glazed door leads into a separate kitchen.

Kitchen
A modern kitchen with a range of wall and base units finished in a sleek high gloss with chrome handles and complimentary wooden effect worksurfaces over. Integrated appliances comprising; waist height electric oven with microwave above (for minimal bend), electric four ring hob with stainless steel extractor hood and opaque glass splash back, integral fridge/freezer. Electronically operated double glazed window.

Bedroom One
Double bedroom of excellent proportions with a walk-in wardrobe providing ample hanging space. Full height double glazed windows allowing natural daylight to flood in. TV and telephone point. Raised power points for convenience.

Bedroom Two
A second double bedroom that could have alternative uses such as a hobby room, study or dining room. Full length double glazed window, TV and telephone point. Raised power sockets for convenience.

Shower Room
A fully fitted and tiled suite comprising; walk in level access thermostatically controlled shower, with chrome wall mounted grab rail. Close coupled WC. Vanity unit with inset wash basin and illuminated mirror above. Heated towel rail and emergency pull-cord.

Guest Cloaks/WC
A modern suite comprising; part tiled walls and flooring, WC, pedestal wash basin and wall mounted illuminated mirrored vanity unit above.

Service Charge (breakdown)
- 24-hour on-site staffing
- 1 hour's domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your council tax, electricity or TV licence. Please contact the estate manager or property consultant to find out more about the service charges.

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Service charge: £14,850.82 for financial year ending 30/06/2027)

Lease Information
Lease Length: 999 years from 01/01/2017
Ground Rent: £510 per annum

Ground Rent Review Date: January 2032

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













