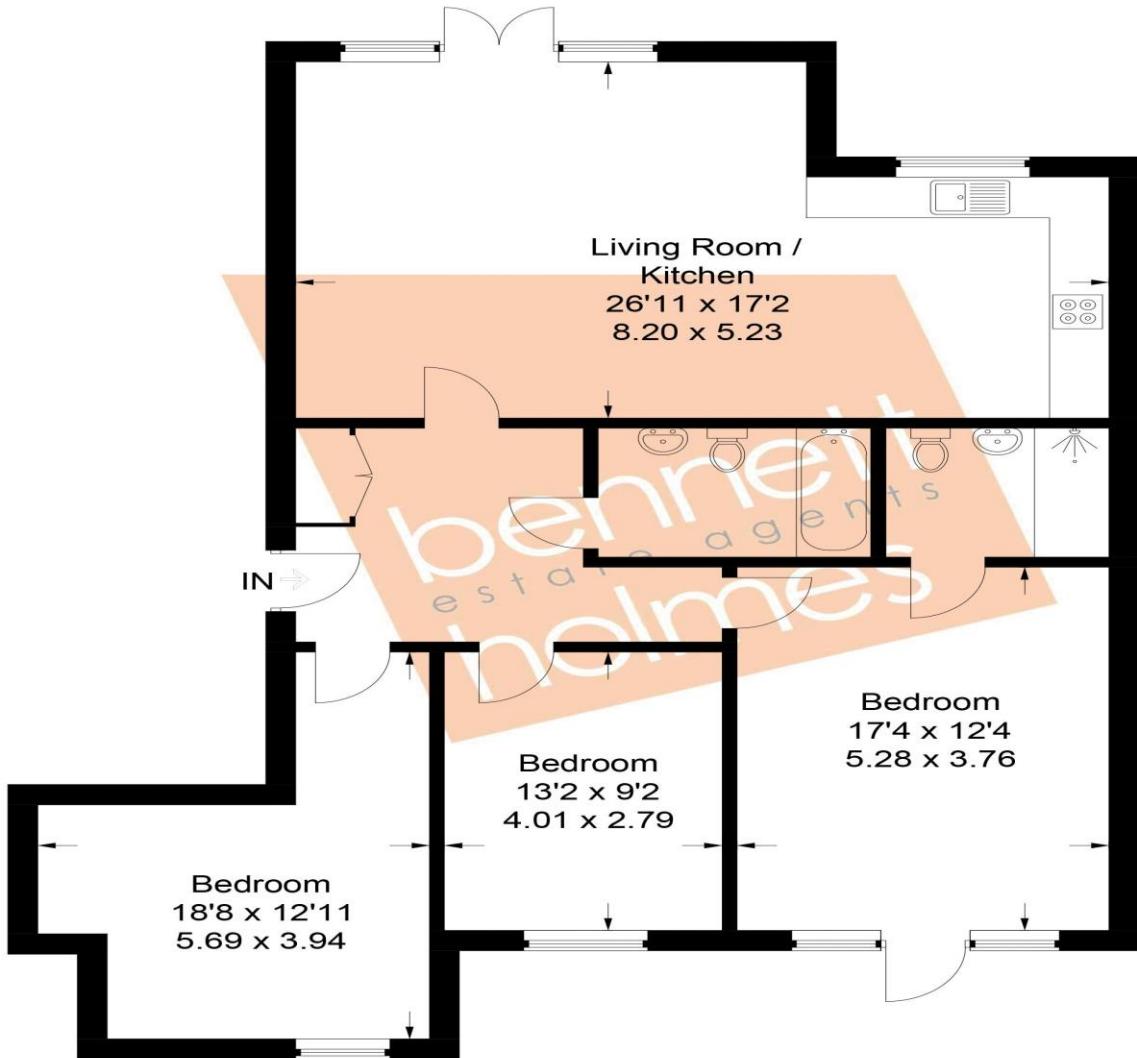


Kings Avenue

Approximate Gross Internal Area = 110.3 sq m / 1,187 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

London Borough of Ealing
Share of Freehold
Lease - 999 years from January 2013
Service Charge £1,200 per annum
Council Tax Band D
Council Tax £2041 per annum
EPC =B

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Kings Avenue Greenford UB6 9FG

Price Guide: Offers in Excess of £425,000



Bennett Holmes are delighted to offer to the market this spacious three double bedroom flat with two bathrooms located on the ground floor of this modern block convenient for Greenford Broadway's multiple shopping facilities. The flat has direct access to its own section of garden. The property is within easy reach to the Uxbridge Road which leads in to Ealing Broadway as well as access to the M4 motorway. Other benefits include double glazing, underfloor heating, open plan lounge /kitchen and an allocated parking space via a secure gated entrance. Own section of garden and communal gardens. The property would represent an ideal investment purchase with current rent of £1,900 pcm being achieved or a first time purchase. There is the added advantage of no upper chain.



- MODERN PURPOSE BUILT FLAT
- THREE DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- TWO BATHROOMS
- OWN REAR GARDEN
- SECURE GATED ALLOCATED PARKING
- SHARE OF FREEHOLD
- NO UPPER CHAIN

**Kings Avenue
Greenford
UB6 9FG**

Price Guide: Offers in Excess of £425,000



Accommodation

Located on the ground floor the accommodation briefly comprises a communal entrance with stairs and lift to all floors. The flats own front door leads to the entrance hall with built-in storage cupboard and doors to all rooms. There is a spacious lounge open plan to the fully fitted kitchen which includes a range of base and eye level units, a built in electric oven, fitted gas hob with extractor hood, plumbing for a washing machine and dishwasher and space for a fridge freezer. There are three double bedrooms with the master bedroom having an en-suite shower room and there is also an additional family bathroom. From the lounge and bedroom 1 there are patio doors to own section of garden.

Outside there is a section of own garden and well tended communal gardens. There is an allocated parking space accessed via a secure gated entrance.

