

## Blanche Court, Rectory Park Avenue, Northolt

Approximate Gross Internal Area  
93.89 sq m / 1011 sq ft



Second Floor

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 purchase.

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

London Borough of Ealing  
Council tax band D - £2,041  
Leasehold - there are 120 years remaining on the lease  
Service charge - £247.43 pcm which includes the ground rent.  
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.

## Rectory Park Avenue Northolt UB5 6HG

Price Guide: £450,000



Bennett Holmes are pleased to offer this three bedroom, two bathroom purpose built flat situated in the modern Rectory Park development. The flat is located on the second floor in Blanche Court. The property is convenient for commuters requiring the A40 into and out of London and it is offered to the market in modern decorative order throughout. Other benefits include two balconies, master bedroom with en-suite, open plan reception room/kitchen, modern fitted kitchen, a secure gated parking space and there are 120 years remaining on the lease.





- SECOND FLOOR FLAT PURPOSE BUILT
- THREE BEDROOMS
- TWO BATHROOMS
- TWO BALCONIES
- MODERN DEVELOPMENT
- 120 YEARS REMAINING ON THE LEASE
- MODERN FITTED KITCHEN
- GATED ALLOCATED PARKING SPACE

**Rectory Park Avenue  
Northolt  
UB5 6HG**

**Price Guide: £450,000**



## Accommodation

With both lift and stair access to all floors the flat is located on the second floor. The front door leads to the entrance hall with doors to two storage cupboards, three bedrooms, the bathroom and the open plan reception room/ kitchen. The master bedroom has an en-suite shower room, a fitted wardrobe and door to the balcony. The spacious open plan reception room/ kitchen has a door to the second balcony. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring electric hob with an overhead extractor hood and integrated electric oven. Integrated fridge/ freezer and dishwasher.

The property benefits from gas central heating and double glazed windows.

Outside the property is there is gated parking space and communal gardens.

