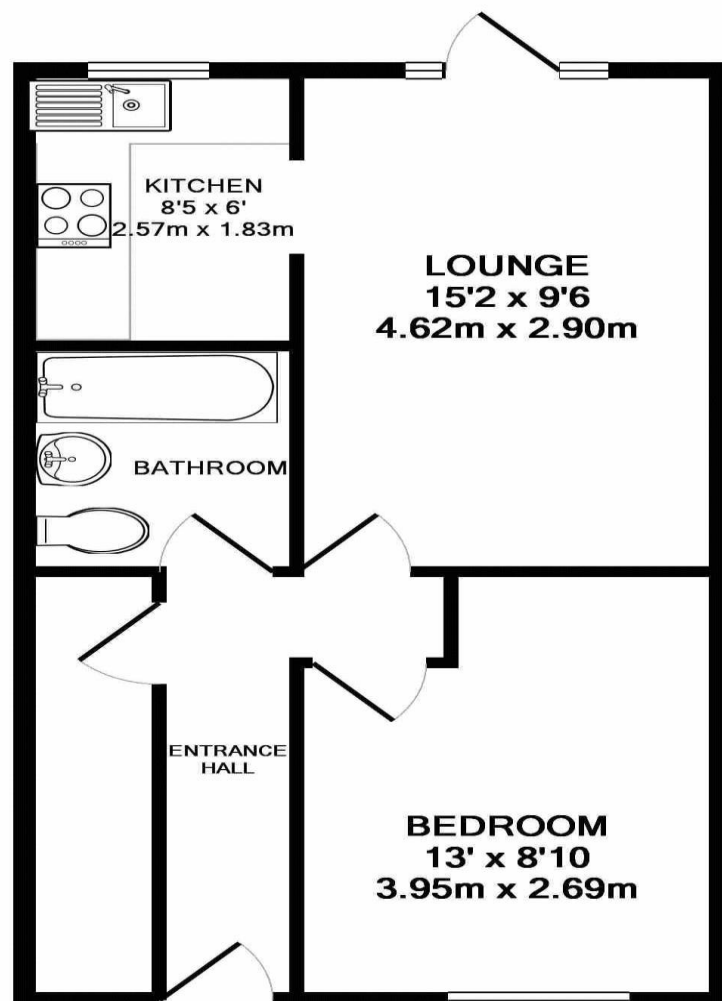


Church Road Northolt UB5 5AJ

Price Guide: Offers in Excess of £250,000



TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

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 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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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold - there are 178 years remaining on the lease.
We have been advised the service Charge is £1,042 PA including building insurance and there is no ground rent
London Borough of Ealing
Council tax band C - £1,731.86
EPC =C

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.



Bennett Holmes are pleased to offer this well presented one bedroom ground floor maisonette situated in the ever popular Northolt Village. With own rear garden. The property is within walking distance to the local shopping and transport facilities to include the Central Line Station (0.4 miles) and within easy reach to the A40 and the Hayes Bypass. Local buses are also close by. Other benefits include patio doors opening to own private enclosed rear garden and there are also front communal gardens. Permit parking, electric heating, storage heaters and double glazed windows. There are 178 years remaining on the lease. Ideal for a first time buyer or an investment purchaser with expected rental income of £1350 pcm.



- ONE BEDROOM GROUND FLOOR
- PURPOSE BUILT MAISONETTE
- GOOD CONDITION THROUGHOUT
- 0.4 MILES TO NORTHOLT TUBE
- OWN REAR GARDEN
- 178 YEARS REMAINING ON THE LEASE
- ELECTRIC HEATING AND DOUBLE GLAZED WINDOWS
- PERMIT PARKING SPACE

**Church Road
Northolt
UB5 5AJ**

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Accommodation

The accommodation briefly comprises own front door into the entrance hallway. From here is the lounge, bedroom and bathroom. The lounge has a double glazed door to own rear garden and an archway to the modern kitchen which is fitted with wall and base level units, an integral electric hob and oven and an overhead stainless steel chimney hood, plumbing for a washing machine, space for a dishwasher and fridge/ freezer and tiled flooring. The bedroom overlooks the front and the bathroom features a three- piece white suite with a shower attachment, part tiled walls and tiled flooring. The rest of the property has wood flooring throughout.

Outside the property is a private rear enclosed garden. The rear is mainly laid to lawn with a small patio area and a gate to the permit parking area. To the front is a communal garden. Ideal for a first time buyer or an investment purchaser with expected rental income of £1350 pcm.

