

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft

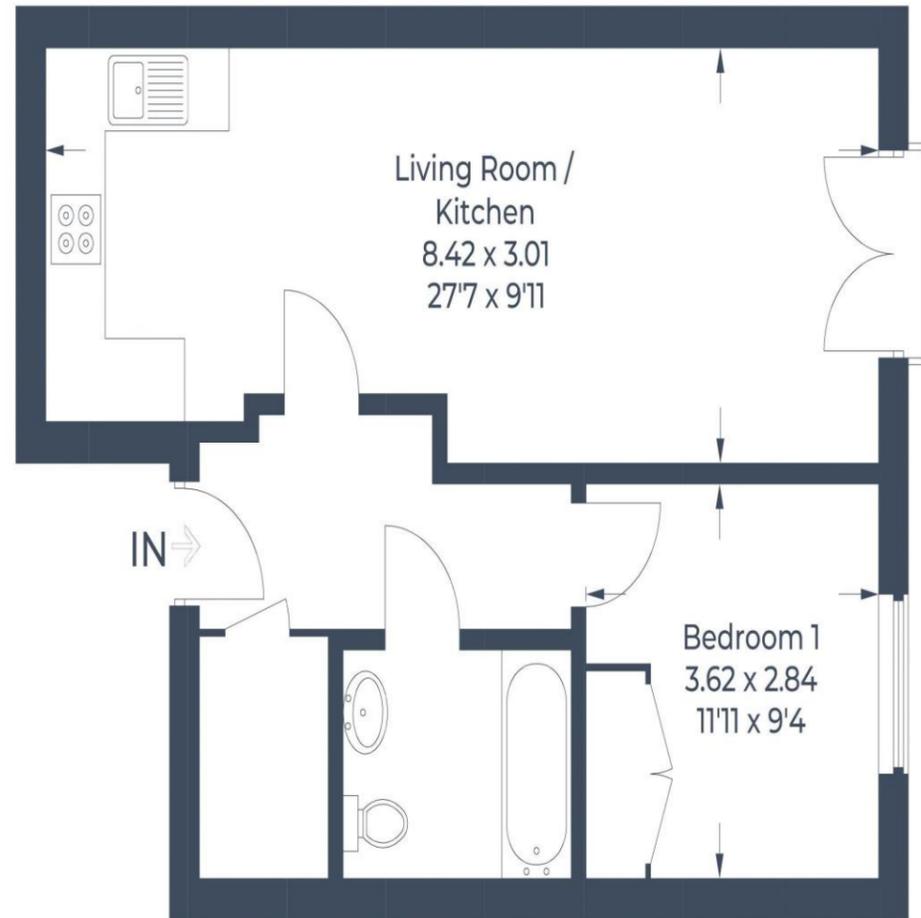


Illustration for identification purposes only, measurements are approximate, not to scale.

Leasehold- there are 105 years remaining on the lease.
125 years from 1st January 2004.
We have been advised the service charge is £140 PCM
Ground rent £250 PA
London Borough of Ealing
Council tax band C - £1,731.86 PA
EPC = C

NORTHOLT OFFICE

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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.

Taywood Road Northolt UB5 6GE

Price Guide: Offers in Excess of £200,000



Bennett Holmes are pleased to offer this well presented one bedroom, third floor flat located in the ever popular Grand Union Village with its own shops, restaurant and health centre. The property is convenient for commuters requiring the A40 into and out of London and it is offered to the market in good decorative order throughout. Benefits include a lift in the block to all floors, double glazed windows, gas central heating, an open plan kitchen/ lounge with a Juliette balcony, integrated kitchen appliances, new carpets, secure gated underground parking, communal gardens, Canal views, 105 years remaining on the lease and no upper chain.



- ONE BEDROOM
- THIRD FLOOR
- PURPOSE BUILT FLAT
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- SECURE UNDERGROUND PARKING
- 105 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

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Accommodation

The communal entrance has stairs and lift to all floors. The apartment is located on the third floor and comprises an entrance hall with entry phone system and doors to a cupboard offering storage space, bathroom with a white three piece suite, bedroom with fitted wardrobes and open plan kitchen/ lounge. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and integrated electric oven. There is an integrated washing machine and space for a fridge/ freezer. The lounge has a Juliette balcony. The property has been painted throughout and has new carpets.

Outside the property is a secure underground gated car park offering parking for one car and there are communal gardens.

