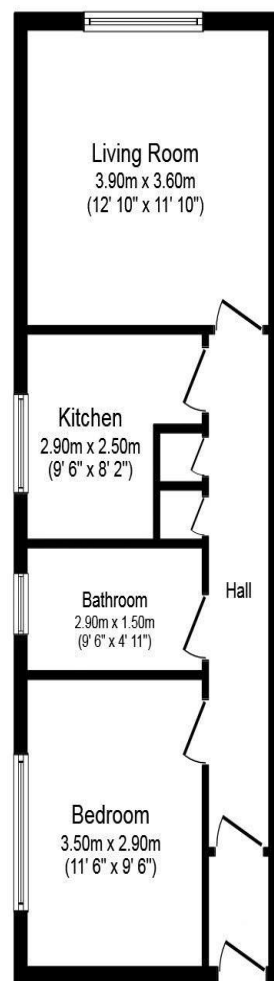


Buckingham Court Church Road Northolt UB5 5BA

Price Guide: £240,000



Floor Plan

Total floor area 46.0 sq. m. (495 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Leasehold 999 years from 25/12/19
Service charge - £40 PCM
Ground rent - £15 PA
Insurance - £160.07 PA
London Borough of Ealing Council
tax band C £1,396.64
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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 clean and tidy one double bedroom ground floor flat situated in a small close off the Church Road in Northolt. The property is located within easy reach of the A40, the Hayes Bypass and is within 1.0 miles of Northolt's shopping and transport facilities to include the Central Line Station. Other benefits include 950+ years remaining on the lease, low maintenance charges, gas central heating with a recently fitted combination boiler, double glazed windows, communal parking, communal gardens no upper chain.



- ONE DOUBLE BEDROOM
- PURPOSE BUILT FLAT
- GROUND FLOOR
- 950+ YEARS REMAINING ON THE LEASE
- £40 PCM SERVICE CHARGE, £15 PA GROUND RENT
- COMBI BOILER + DOUBLE GLAZED WINDOWS
- COMMUNAL PARKING
- NO UPPER CHAIN

**Buckingham Court Church Road
Northolt
UB5 5BA**

Price Guide: £240,000



Accommodation

The accommodation briefly comprises a secure entryphone operated communal hallway leading to the properties front door. The front door opens to the entrance hallway with doors to the bedroom, bathroom, two large storage cupboards, kitchen and lounge. The bathroom comprises a WC, sink and bath with an extractor fan and tiled flooring. The kitchen comprises wall and base level units, a 4 ring electric hob and oven with an overhead extractor hood, plumbing for a washing machine and space for a fridge/ freezer. There is also a wall mounted combination boiler.

Outside the property are communal gardens and communal parking.

Leasehold - 950+ year lease

Service charge - £40 PCM Ground rent - £15 PA Insurance - £160.07 PA

