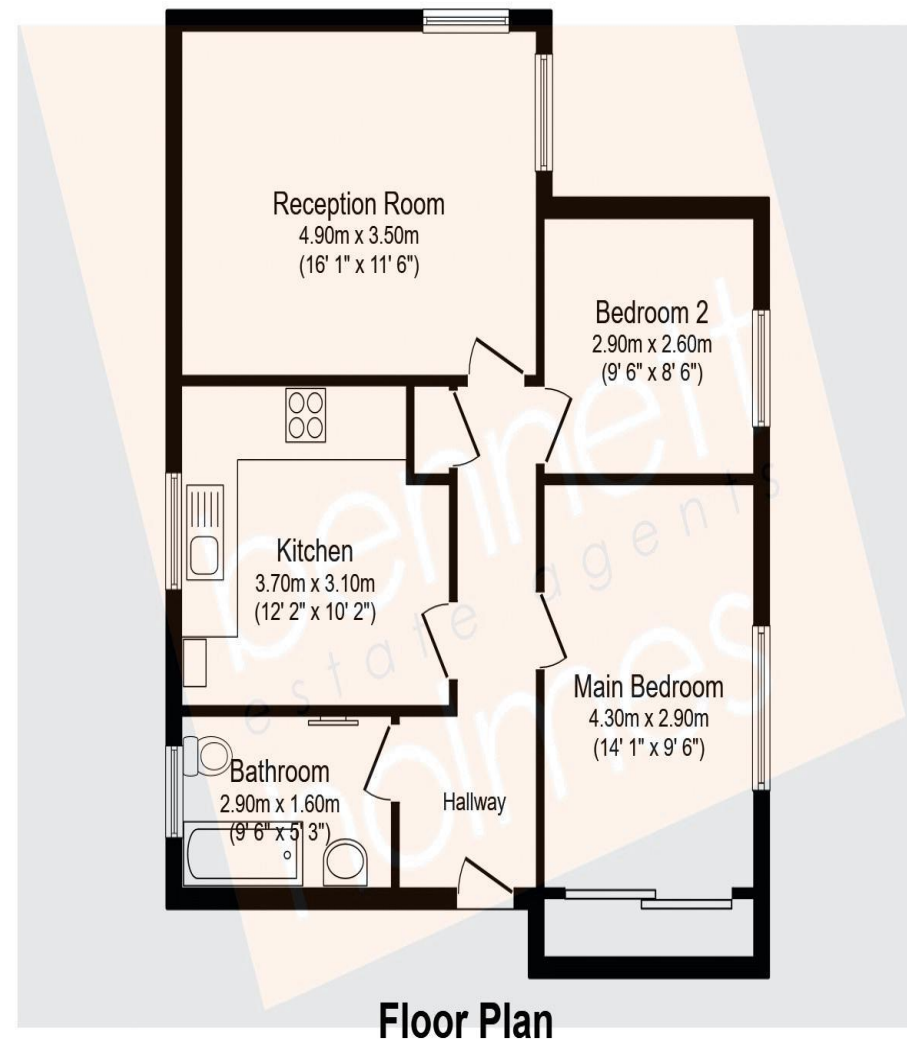


Hollydale Close Northolt UB5 4XE

Price Guide: £290,000



Total floor area 65.1 m² (700 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold

125 years from December 1996
Service Charge £212 per month
Ground Rent £200 per annum
Borough of Ealing
Council Tax Band C
Council Tax £1,636 per annum
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 two double bedroom, second floor purpose built flat situated in a residential location in Northolt. The property is within walking distance of Northolt Park's British Railway Line Station (0.2 miles), which goes straight into Marylebone. South Harrow's main shopping and transport facilities to include the Piccadilly Line Station are also within 0.7 miles. Other benefits include a long lease, two double bedrooms, an allocated parking space, communal gardens, gas central heating, double glazed windows and the property is offered to the market in good decorative order throughout.



- PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- MODERN FAMILY BATHROOM
- SPACIOUS FITTED KITCHEN
- ALLOCATED PARKING
- CONVENIENT LOCATION

**Hollydale Close
Northolt
UB5 4XE**

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Accommodation

A communal entrance with entry phone system and stairs to all floors leads to the flat located on the second floor and there is a built in storage cupboard on the communal stairs. Own front door leads to the entrance hall with entry phone, built-in storage cupboard, laminated wooden flooring and doors to all rooms. There is a spacious double aspect lounge, fitted kitchen with range of base and eye level units, plumbing for washing machine and dishwasher, built-in electric oven and fitted gas hob and space for a fridge freezer. There is also ample room for a breakfast table and chairs. There are two double bedrooms both with fitted wardrobes and a modern bathroom comprising a tiled panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit and low level w.c. Outside there are communal gardens and an allocated parking space. There is also additional residents parking and guest parking.

