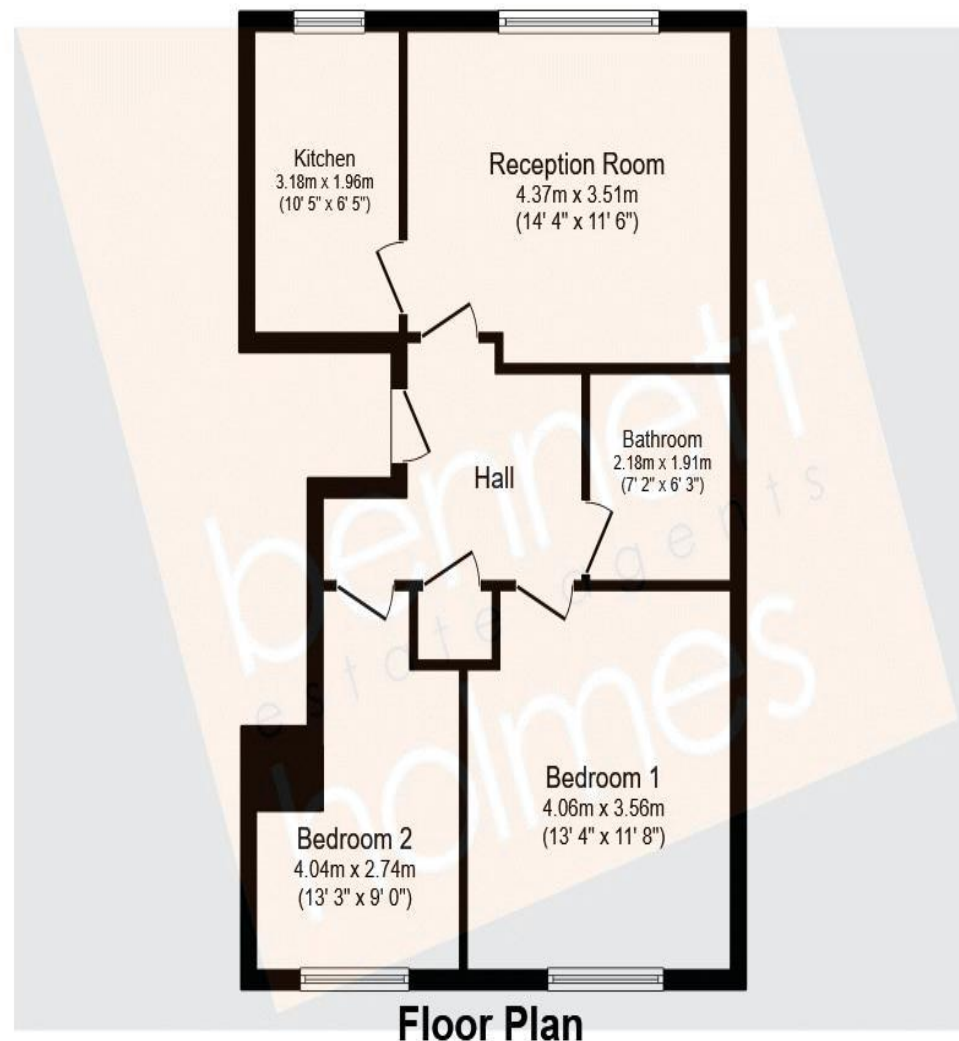


## Cherry Gardens Northolt UB5 4RG

Price Guide: £280,000



Total floor area 57.5 m<sup>2</sup> (619 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](mailto:northolt@bennetholmes.com)

Leasehold - We have been advised there are 95 years remaining on the lease.

125 years from 25 March 1993.

Service charge - £145 PCM/ £1740 PA - this includes building insurance.

Ground rent - £100 PA

London Borough of Ealing

Council tax band D - £1,735.48

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, two double bedroom, first floor purpose built flat situated in a popular residential location in Northolt. The property is situated within easy reach of the local shopping and transport facilities to include the Central Line Station. Local schools and bus links are also nearby. Other benefits include economy 7 heating, double glazed windows, a large communal garden, an allocated parking space and no upper chain.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- PURPOSE BUILT FLAT
- 95 YEARS REMAINING ON THE LEASE
- ALLOCATED PARKING SPACE
- ECONOMY 7 HEATING
- DOUBLE GLAZED WINDOWS
- NO UPPER CHAIN

**Cherry Gardens  
Northolt  
UB5 4RG**

**Price Guide: £280,000**



**Accommodation**

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs to all floors. The flat is located on the first floor. The front door opens to the larger than average entrance hall with doors to two double bedrooms, a storage cupboard, bathroom and the lounge. From the lounge there is a door to the kitchen. The kitchen comprises wall and base level units, a sink and drainer, an integrated four ring electric hob with an overhead extractor hood and integrated electric oven. There is space for a fridge/ freezer and there is plumbing for a washing machine. Outside the property there is a large communal garden at the rear. To the front is an allocated parking space.

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