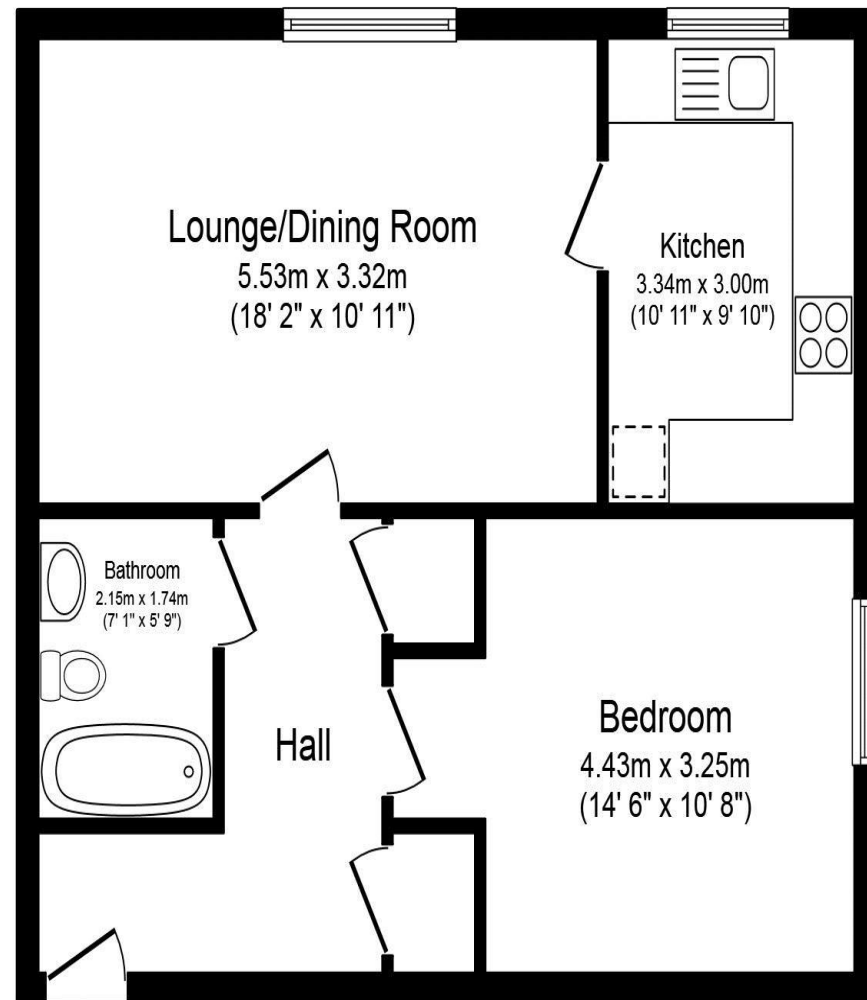


## Caledonian Court, Broadmead Road Northolt UB5 6FZ

Price Guide: £225,000



### Floor Plan

Total floor area 52.8 sq.m. (569 sq.ft.) approx

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

London Borough of Ealing  
Council tax band C - £1,542.65  
Leasehold - we have been advised  
there will be a new lease of 173 years  
upon completion.  
Service charge - £89.65 pcm  
Ground rent - £400 pa.  
EPC =C

#### NORTHOLT OFFICE

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[northolt@bennetholmes.com](mailto: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 well presented, spacious, one bedroom, second floor (top floor) purpose built flat situated in the ever popular Grand Union Village. The village offers its own shops, restaurant, nursery, medical centre and fantastic walks and views of the marina and along the canal. The property is convenient for commuters requiring the A40 into and out of London. Other benefits include fitted wardrobes, a new lease of 173 years upon completion, an underground gated secure allocated parking space, gas central heating, double glazed windows and no upper chain.





- ONE DOUBLE BEDROOM
- SECOND FLOOR
- PUPOSE BUILT FLAT
- NEW LEASE OF 173 YEARS UPON COMPLETION
- BESPOKE FITTED WARDROBES
- UNDERGROUND ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING

**Caledonian Court, Broadmead Road  
Northolt  
UB5 6FZ**

**Price Guide: £225,000**



**Accommodation**

The communal entrance has stairs to all floors. The flat is located on the second floor and has its own front door to the entrance hall which has doors to the bedroom, bathroom, lounge and two storage cupboards. The bathroom comprises a white three piece suite: bath, WC and hand wash basin. The bedroom has bespoke fitted wardrobes optimising the storage. The lounge has a door to the kitchen. The kitchen is fitted with base level units, an electric cooker point, space for a fridge/ freezer and plumbing for a washing machine. The boiler is mounted on the kitchen wall. Outside the property is a communal garden and there is an underground gated secure allocated parking space with guest parking.  
 London Borough of Ealing  
 Council tax band C - £1,542.65  
 Leasehold - we have been advised there will be a new lease of 173 years upon completion.  
 Service charge - £89.65 pcm Ground rent - £400 pa. EPC =C

