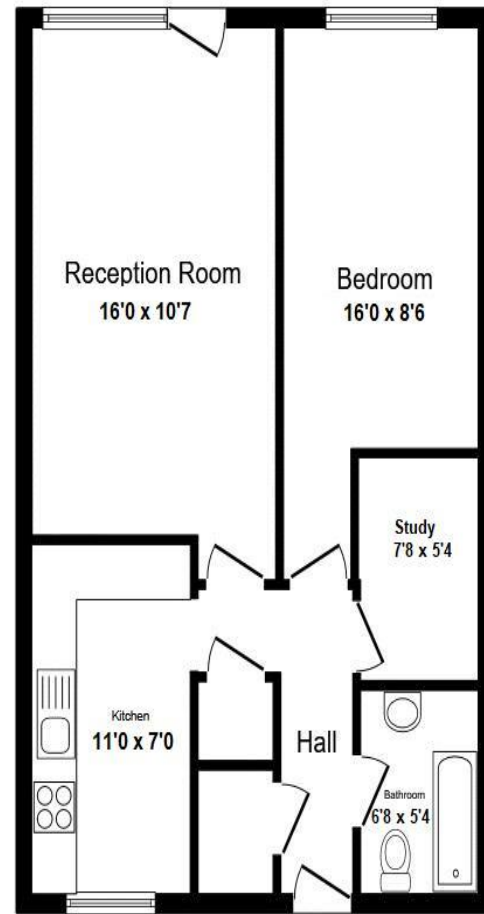


## Pump Close Northolt UB5 6UG

Price Guide: Offers in Excess of £235,000



Floor Plan

Total floor area 56.4 sq.m. (607 sq.ft.) approx

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

Leasehold - we have been advised there are 92 years remaining on the lease.  
 Service charge - £1640 PA (£410 every quarter)  
 There is a communal boiler providing gas central heating which is included in the service charge.  
 No ground rent.  
 Council tax band B - £1,349.82  
 London Borough of Ealing  
 EPC =C

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[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 very well presented, one bedroom, first floor flat situated in a residential location in Northolt. The property is located off Kensington Road and is within easy reach of local shops, bus links, the A40 and Northala fields. Northolt's Central Line station is also within a mile of the flat. Other benefits include a scenic rear view, study room, modern kitchen and bathroom, a communal garden, own garage and no upper chain.



- ONE BEDROOM
- FIRST FLOOR FLAT
- PURPOSE BUILT BLOCK
- MODERN CONDITION THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE IN A BLOCK
- NO UPPER CHAIN

**Pump Close  
Northolt  
UB5 6UG**

**Price Guide:** Offers in Excess of £235,000



**Accommodation**

The accommodation briefly comprises a communal entrance with stairs to all floors. The flat is located on the first floor. The flat has its own front door opening to the entrance hall with doors to the bathroom, study room, bedroom, lounge, kitchen and two storage cupboards. The modern bathroom comprises a bath, WC and hand wash basin with fully tiled walls. The modern kitchen is fitted with base and wall level units, a sink and drainer, a four ring electric hob, with an overhead extractor hood, an integrated microwave and electric oven. There is plumbing for a washing machine and space for a fridge/ freezer and dining room table and chairs. The rear aspect lounge and bedroom have scenic views.

Outside the property is own garage in a secure gated block and there is communal parking.

Leasehold - we have been advised there are 92 years remaining on the lease.

Service charge - £1640 PA (£410 every quarter) There is a communal boiler providing gas central heating which is included in the service charge.

No ground rent.

