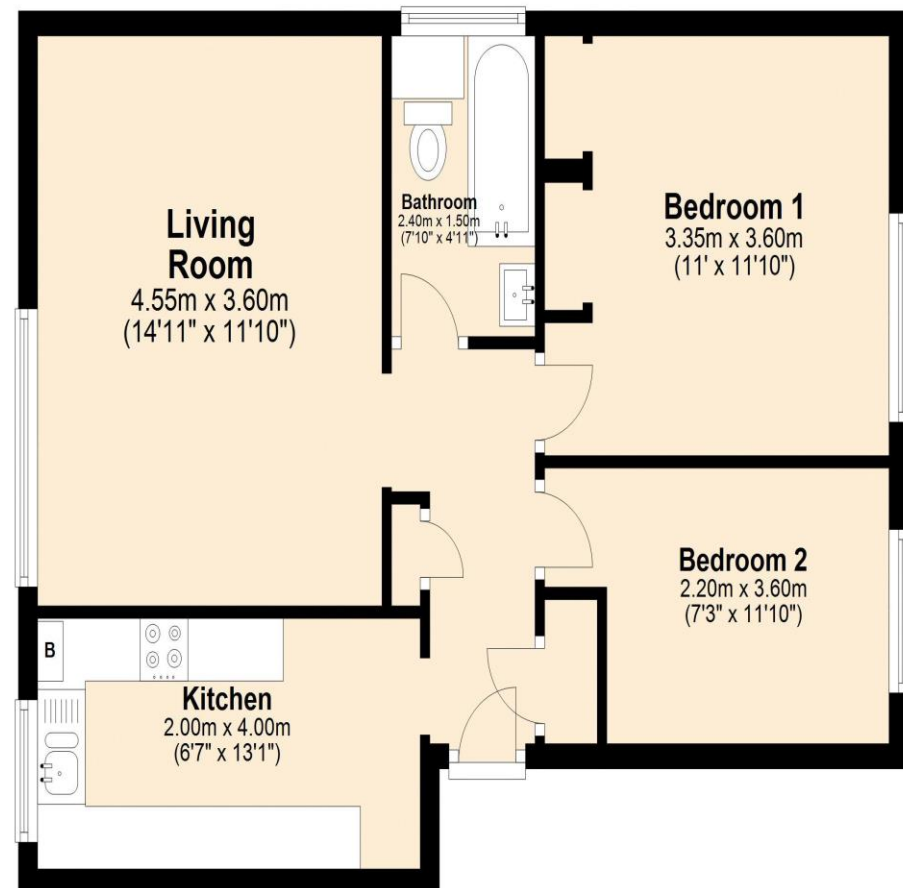


Ground Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



Total area: approx. 54.3 sq. metres (585.0 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

SHARE OF FREEHOLD
900+ years remaining on the lease
£72 PCM service charge which includes the ground rent and buildings insurance.
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.

Nigel Close Northolt UB5 5BQ

Price Guide: £310,000



Bennett Holmes are pleased to offer this well presented, two double bedroom first floor flat situated in a small close off Church Road. The property is located within easy reach of local bus links, the A40, the Hayes Bypass and is within 0.9 miles of Northolt's shopping and transport facilities to include the Central Line Tube Station. Other benefits include a long lease of 900+ years, share of freehold, low service charge of £72 pcm, a garage in a block, communal parking, a large communal garden, gas central heating (combi boiler), double glazed windows and no upper chain.



- TWO DOUBLE BEDROOMS
- PURPOSE BUILT FLAT
- FIRST FLOOR (TOP FLOOR)
- SHARE OF FREEHOLD
- 900+ YEARS LEASE
- GARAGE IN A BLOCK
- COMMUNAL GARDENS
- NO UPPER CHAIN

**Nigel Close
Northolt
UB5 5BQ**

Price Guide: £310,000



Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs to the first floor. The flat is located on the first floor which is the top floor. The flat has its own front door opening to the entrance hall with doors to each room; the kitchen, two storage cupboards, two double bedrooms, the family bathroom, the lounge and there is access to the loft. The kitchen is fitted with wall and base level units, a sink, space for a fridge/ freezer, plumbing for a washing machine, an electric cooker point (there is a gas connection close by) and there is a wall mounted 'combi' Worcester boiler. There are two bedrooms which are both doubles. The family bathroom comprises a bath, hand wash basin and WC. The lounge has a large window overlooking the communal garden.

Outside the property is communal parking, a garage in a block and a large communal garden. There is no upper chain.

SHARE OF FREEHOLD, 900+ YEARS REMAINING ON THE LEASE, £72 PCM SERVICE CHARGE WHICH INCLUDES GROUND RENT AND BUILDINGS INSURANCE.

