

## Pentland Place Northolt UB5 5DH

Price Guide: Guide Price £260,000



Bennett Holmes are delighted to offer this two bedroom second floor purpose built flat located in a popular, quiet, residential. Convenient for Northolt's Central Line tube as well as a number of well regarded schools and also access into and out of London via the A40. Outside there is an allocated parking space for one car. Other benefits include a new lease upon completion of 125 years, double glazed windows, electric heating and NO UPPER CHAIN.

NO UPPER CHAIN  
A new lease upon completion of 125 years  
Service charge £155 pcm  
Ground rent £150 PA  
London Borough of Ealing  
Council Tax Band C  
Council Tax £1,344 pa  
EPC =D

### NORTHOLT OFFICE

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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.



- TWO BEDROOMS
- PURPOSE BUILT FLAT
- DOUBLE GLAZING
- ELECTRIC HEATING
- SPACIOUS LOUNGE WITH JULIET BALCONY
- ALLOCATED PARKING FOR ONE CAR
- NO UPPER CHAIN
- A NEW LEASE OF 125 YEARS UPON COMPLETION

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Northolt  
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**Accommodation**

Accessed via a communal entrance, stairs lead to the second floor landing with the flats own front door leading to the entrance hallway. There is a rear aspect spacious lounge with Juliet balcony and a door to the fitted kitchen which includes an electric oven, fridge freezer and washing machine. There are two bedrooms, one double and one single and both bedrooms have built-in wardrobes. The bathroom comprises a panel enclosed bath with shower over, wash hand basin and low level w.c.

Outside there is allocated parking for one car.

Lease information: A new lease upon completion of 125 years  
Service charge £155 pcm  
Ground rent £150 PA

