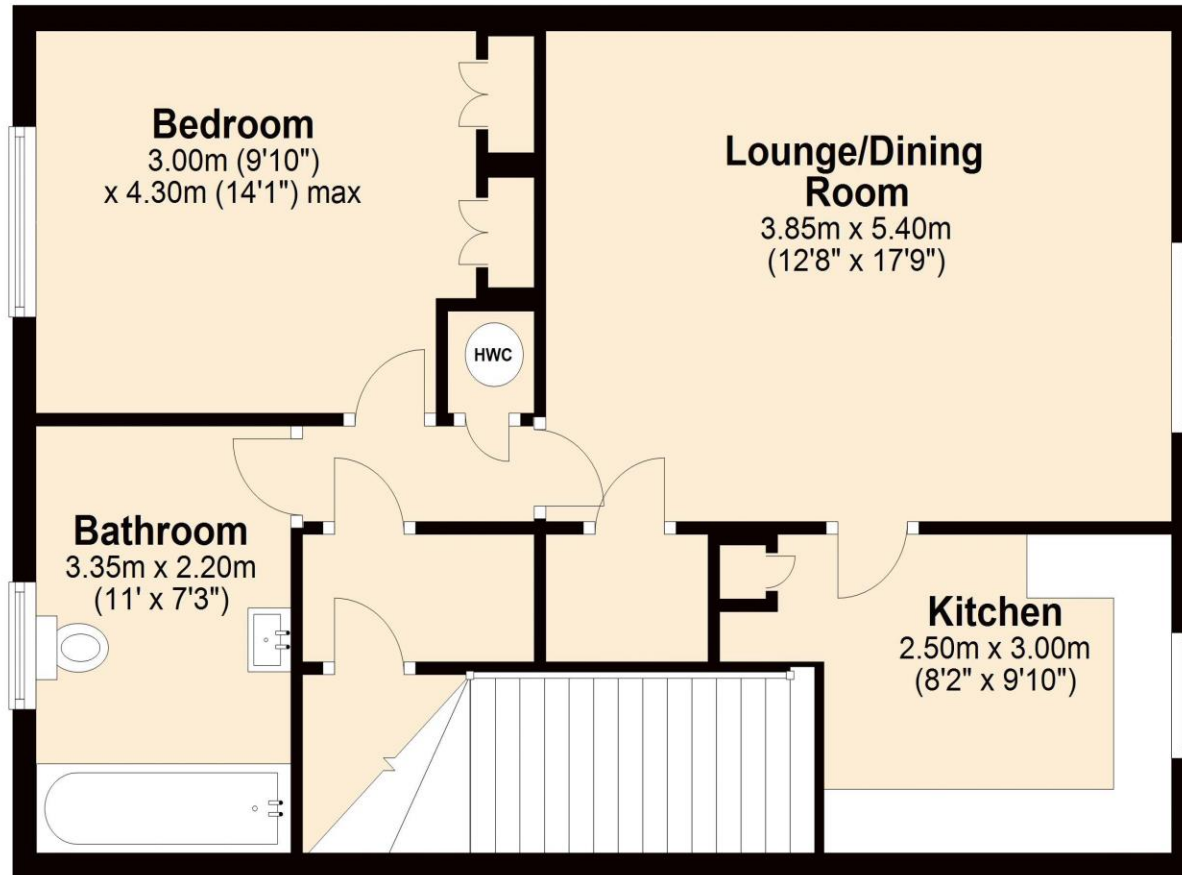


Top/Second Floor
Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 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.

Leasehold - we have been advised there are 97 years remaining on the lease.
Service charge - £110 pcm
Ground rent - £10 pcm
London Borough of Ealing
EPC =D

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.

Cherry Gardens Northolt UB5 4RG

Price Guide: £260,000



Bennett Holmes are pleased to offer this well presented, one double bedroom, second floor (top 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 a modern kitchen and bathroom, triple glazed windows, electric heating, a large communal garden and an allocated parking space.



- ONE DOUBLE BEDROOM
- SECOND FLOOR , TOP FLOOR, PURPOSE BUILT FLAT
- MODERN CONDITION THROUGHOUT
- 97 YEARS REMAINING ON THE LEASE
- LARGE REAR COMMUNAL GARDEN
- ALLOCATED PARKING SPACE
- ELECTRIC HEATING
- TRIPLE GLAZED WINDOWS

**Cherry Gardens
Northolt
UB5 4RG**

Price Guide: £260,000



Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs to all floors. The flat is located on the second floor. The front door opens to the entrance hall with doors to the larger than average bathroom, double bedroom, a storage cupboard and the lounge. The modern bathroom comprises a pane enclosed bath with shower unit, low level w.c. and a vanity wash hand basin. There is a fully tiled floor and part tiled walls. The double bedroom has large fitted wardrobes. The lounge area has doors to the kitchen and to a large storage cupboard currently being used as a home office area. The modern kitchen is fitted with base level units, one full height unit, an integrated 4 ring electric hob with an overhead extractor hood. There is plumbing for a washing machine, tumble dryer and space for a fridge freezer. The kitchen has part tiled walls and a tiled floor.

Outside the property is a large rear communal garden. To the front is an allocated parking space.

