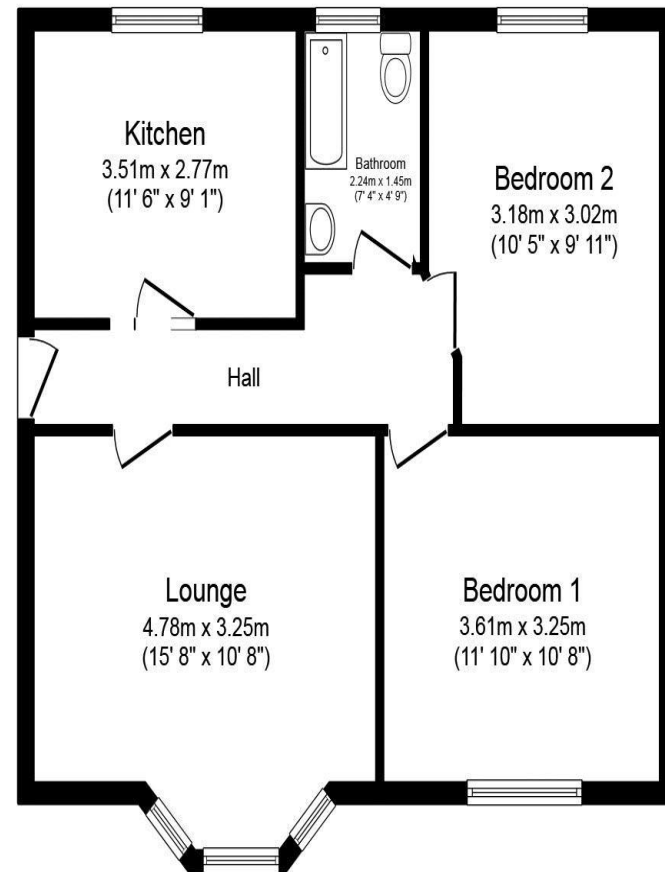


Sussex Crescent Northolt UB5 4DN

Price Guide: £350,000



Ground Floor

Total floor area 60.2 sq.m. (647 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold
125 years from 15th July 2013
Service charge £130 per month
Ground rent is £20 per annum
London Borough of Ealing
Council tax band C £1,732 per annum
EPC =C

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 present this well presented, two double bedroom ground floor maisonette situated in a quiet, residential location in Northolt. The property is within 0.3 miles of Northolt's main shopping and transport facilities to include the Central Line Station and also to Northolt's Leisure Centre. Also nearby are local schools, parks/ open spaces and bus links. Other benefits include front and rear gardens, 114 years remaining on the lease, double glazed windows and gas central heating.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR MAISONETTE
- 114 YEARS REMAINING ON THE LEASE
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GOOD DECORATIVE ORDER
- 0.3 MILES TO NORTHOLT CENTRAL LINE TUBE

**Sussex Crescent
Northolt
UB5 4DN**

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Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to all rooms - the lounge, kitchen, two bedrooms and the family bathroom. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine and space for a fridge/ freezer. The family bathroom comprises a white three piece suite - bath, wash hand basin and WC. There are two double bedrooms, both have fitted wardrobe space. Outside the property are both front and rear gardens which belong to this property. There are also two storage sheds.

