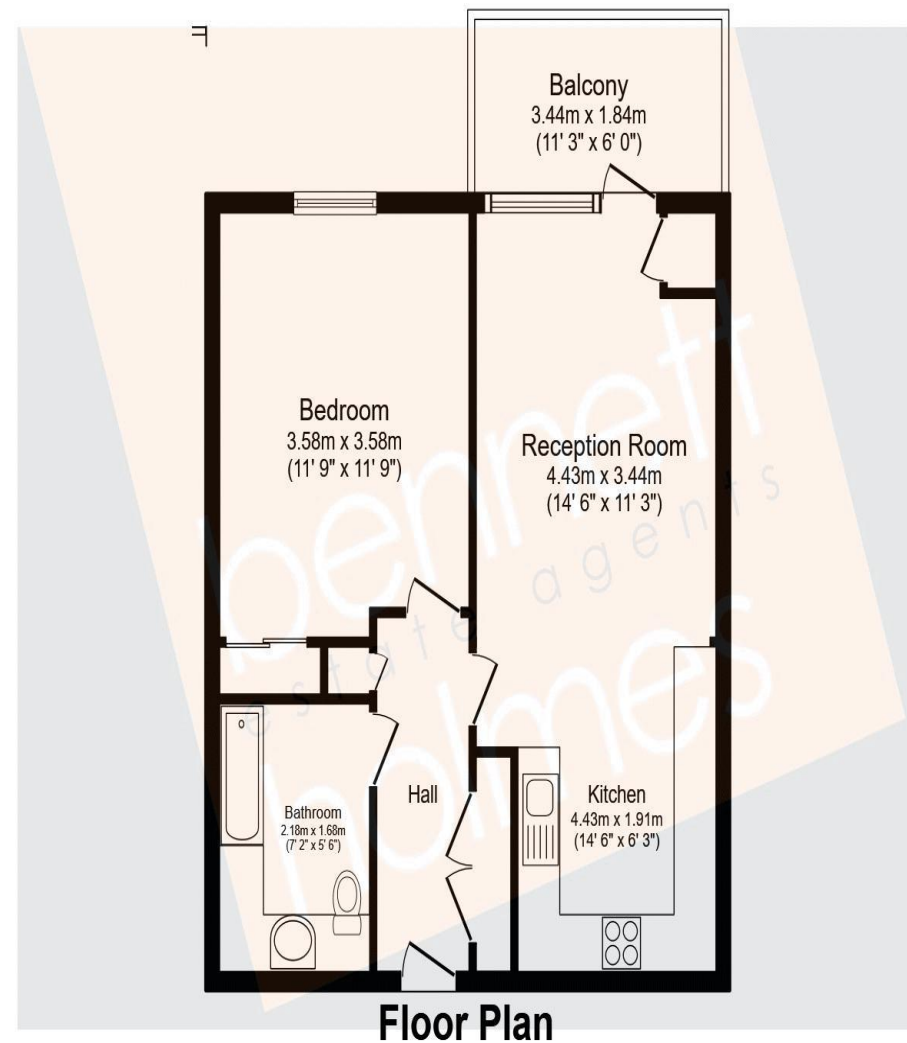


Rectory Park Avenue Northolt UB5 6WW

Price Guide: £265,000



Total floor area 57.0 m² (613 sq.ft.) approx

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

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold
125 years from May 2018
Service Charge £183 per month
Ground Rent £250 per annum
Borough of Ealing
Council Tax Band C £1,636 pa
EPC =B

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.



A one double bedroom fourth floor purpose built flat situated in the modern Rectory Park development built just over 5 years ago. The property is convenient for commuters requiring the A40 into and out of London and it is offered to the market in good decorative order throughout. Benefits include double glazing, a modern kitchen and bathroom and a balcony off the lounge.



- PURPOSE BUILT FLAT
- ONE DOUBLE BEDROOM
- MODERN DEVELOPMENT
- STAIRS AND LIFT ACCESS
- BALCONY
- OPEN PLAN LOUNGE/KITCHEN
- MODERN KITCHEN AND BATHROOM
- EXCELLENT ORDER THROUGHOUT

**Rectory Park Avenue
Northolt
UB5 6WW**

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Accommodation

With both lift and stair access to all floors the flat is located on the fourth floor. The front door leads to the entrance hall with wood flooring, a built in storage cupboard, a cupboard housing washing machine and dryer and doors to all rooms. The lounge has wood flooring and a double glazed door to the balcony. The modern fitted kitchen is open to the lounge and includes an integrated fridge freezer and dishwasher, a built in electric oven and fitted electric hob. The double bedroom has a built in wardrobe and the family bathroom comprises a panel enclosed bath with mixer tap and shower attachment, wash hand basin and low level w.c. Outside there is residents parking on a first come first serve basis and communal gardens.

