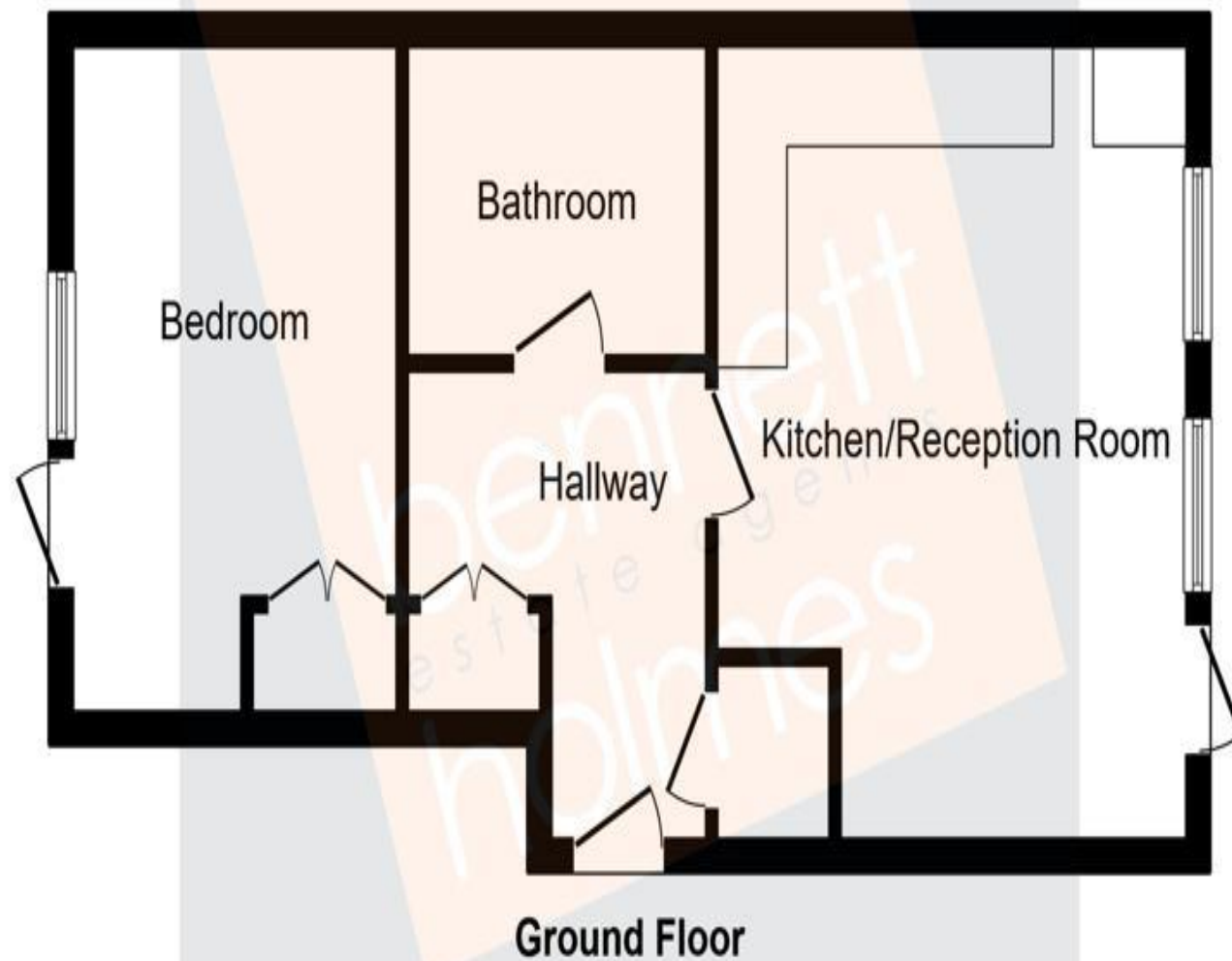


## Rectory Park Avenue Northolt UB5 6SS

Price Guide: Offers in Excess of £265,000



A one double bedroom ground floor purpose built flat situated in the modern Rectory Park development. 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, gas central heating, a modern fitted kitchen open to the lounge and modern bathroom. There are also both front and rear private gardens and a long lease in excess of 115 years remaining.

Leasehold 125 years from July 2014  
Service Charge £180 per month  
Ground Rent £250 per annum  
Borough of Ealing  
Council Tax Band C - £1,636 per annum  
EPC =B

### NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

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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.



- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PURPOSE BUILT
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MODERN KITCHEN AND BATHROOM
- FRONT AND REAR GARDENS
- LEASE IN EXCESS OF 115 YEARS

**Rectory Park Avenue  
Northolt  
UB5 6SS**

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**Accommodation**

With both lift and stair access to all floors the flat is located on the ground floor. The front door leads to the entrance hall with wood flooring, a large built in storage cupboard, a cupboard housing the washing machine and doors to all rooms. The lounge has laminated wooden flooring and a double glazed door to the front private shingled garden. The modern fitted kitchen is open to the lounge and includes an integrated fridge freezer and dishwasher, a built in electric oven and fitted gas hob with extractor hood. The double bedroom has a built in wardrobe and double glazed door to the rear garden 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 both front and rear gardens.

