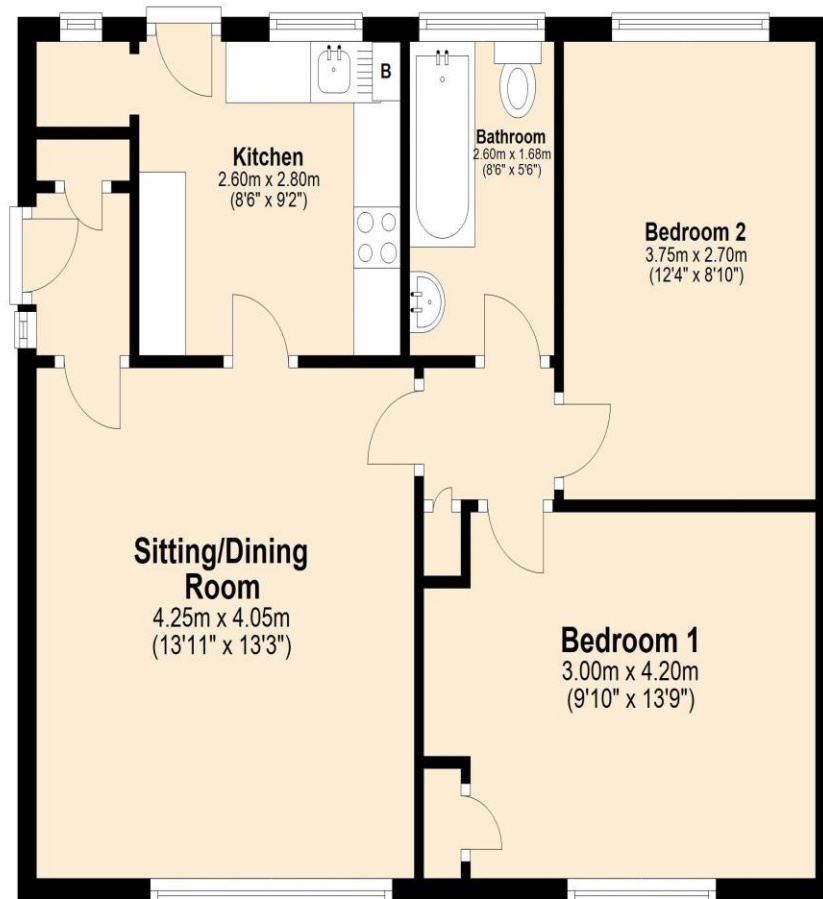


Newmarket Avenue Northolt UB5 4HB

Price Guide: £345,000

Ground Floor Maisonette

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 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 91 years remaining on the lease.

Service charge is £58.04 per month

Ground rent £10 per annum

Council tax band C £1,396.64

London Borough of Ealing

EPC =C

NORTHOLT OFFICE

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northolt@bennetholmes.com

Offices in: Northolt & Pinner

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 offer this two double bedroom ground floor maisonette located on Newmarket Avenue opposite Petts Hill Primary school. The property is 0.3 miles from Northolt Park's Chiltern Railway Line Station and within 0.6 miles to the main shopping and transport facilities in Mandeville Road to include the Northolt Central Line Station. Other benefits include double glazed windows, gas central heating, off street parking, own rear garden and no upper chain.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR MAISONNETTE
- GOOD CONDITION THROUGHOUT
- OFF STREET PARKING
- OWN PRIVATE REAR GARDEN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- NO UPPER CHAIN!

**Newmarket Avenue
Northolt
UB5 4HB**

Price Guide: £345,000



Accommodation

Accommodation briefly comprises a front door opening to the entrance lobby with a door to a storage cupboard and a square arch to the lounge. The bright and spacious lounge has a door to the kitchen and an inner hallway. The kitchen has wall and base level units, an integrated 4 ring gas hob and electric oven with an overhead extractor hood, plumbing for a washing machine, space for a fridge/ freezer, a wall mounted combination boiler, a pantry area and a double glazed door to the garden. From the inner hallway there are doors to the two double bedrooms and the family bathroom. The bathroom comprises a panel enclosed bath with mixer tap and shower attachment, a wash hand basin and low level WC.

To the front is a part lawn area and part block paved area offering off street parking for 1/2 cars. To the rear is a private garden with 2 storage sheds.

