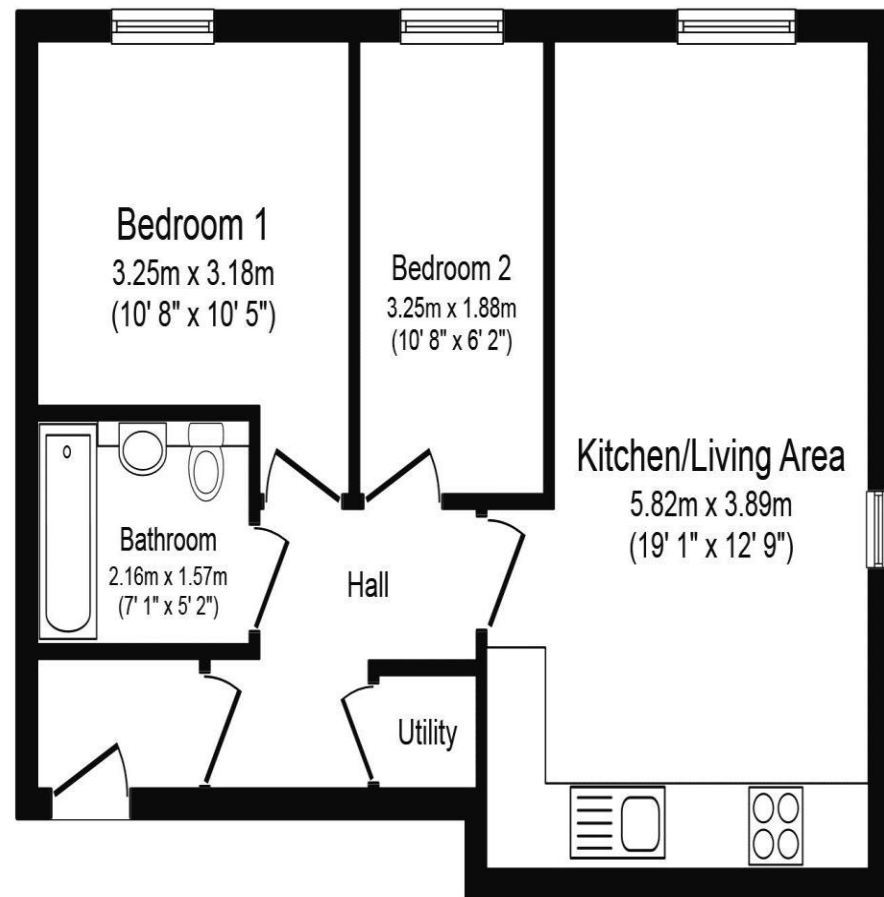


## Cliveden Court. Church Road Northolt UB5 5AE

Price Guide: £290,000



Floor Plan

Total floor area 47.0 sq. m. (506 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

London Borough of Ealing  
Council tax band - C - £1397  
Leasehold - 115 years remaining  
Service charge - £100 per month  
including ground rent

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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 please to offer this well presented modern, two double bedroom ground floor apartment in a modern gated development on Church Road. The property is within walking distance to the local shopping facilities, bus links and 0.4 miles to Northolt's central line station. Other benefits include 115 years remaining on the lease. low service charge, a modern kitchen with integrated appliances, a modern bathroom, gas central heating, double glazed windows, an audio entry phone system, allocated off street parking, communal gardens and no upper chain. Great investment opportunity!





- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- MODERN GATED BLOCK
- SECURE ENTRYPHONE SYSTEM
- 0.4 MILES TO NORTHOLT CENTRAL LINE TUBE
- ALLOCATED PARKING
- COMMUNAL GARDENS
- NO UPPER CHAIN

**Cliveden Court. Church Road  
Northolt  
UB5 5AE**

**Price Guide: £290,000**



## Accommodation

The secure gated development comprises a side communal entrance; with a audio entryphone system. Which leads to an door to the properties own front door. From the front door there is an entrance hallway with doors to each room. The bathroom comprises of a low flush WC, hand basin and bath, with tiled walls and floor. Both bedrooms are good sized doubles. The kitchen is open plan with the lounge. The kitchen area has fully fitted modern wooden wall and base level units, integrated fridge/ freezer and washing machine. A 4 ring gas hob, with an over hood extractor fan and electric oven and a sink.

Outside the property there is an allocated parking space and communal gardens.

