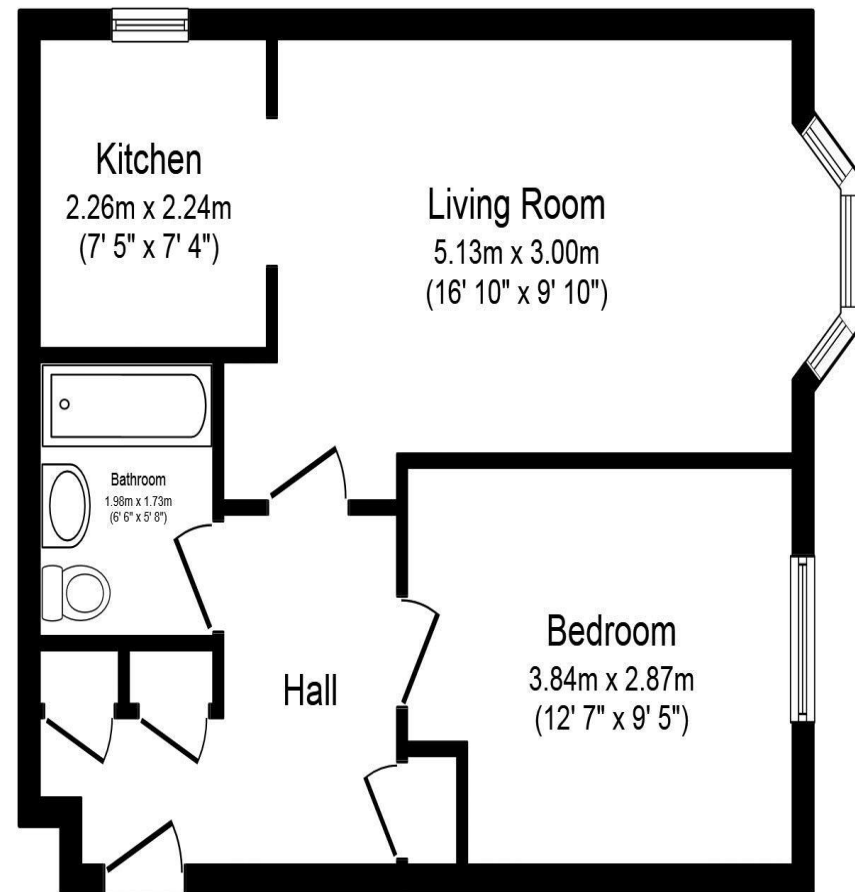


Lancaster Road Northolt UB5 4TJ

Price Guide: £225,000



Floor Plan

Total floor area 45.2 sq. m. (487 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Leasehold 160 years remaining on the lease
Service charge - £93.13 PCM which includes the ground rent and buildings insurance.
London Borough of Ealing
Council tax band B £1,222.06
EPC =E

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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 one bedroom flat situated in a quiet, cul-de-sac location in Northolt.

The property is within walking distance 0.6 miles to Northolt's central line tube station, it is also within easy reach of the local shopping and transport facilities. The flat is situated on the second floor of a purpose built block and benefits from an allocated parking space, a large rear communal garden, electric heating, double glazed windows, a long lease of 160 years and no upper chain.



- ONE DOUBLE BEDROOM
- SECOND FLOOR PURPOSE BUILT FLAT
- ENTRYPHONE SYSTEM
- DOUBLE GLAZED WINDOWS + ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- 0.6 MILES TO NORTHOLT TUBE
- 160 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**Lancaster Road
Northolt
UB5 4TJ**

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Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs up to the second floor. The flats entrance hallway has doors to all rooms; bedroom, bathroom, lounge, an arch to the kitchen and there are two large storage cupboards. The kitchen is fitted with wall and base level units, an integral 4 ring electric hob with integral electric oven, plumbing for a washing machine and space for a fridge/ freezer. The bathroom comprises a three piece white suite with part tiled walls.

Outside the property is a large rear communal garden and an allocated parking space.

Leasehold 160 years remaining on the lease

Service charge - £93.13 PCM which includes the ground rent and buildings insurance.

