

4 Balcon Court

Boileau Road, Ealing, London, W5 3AZ



PRICE: £278,000

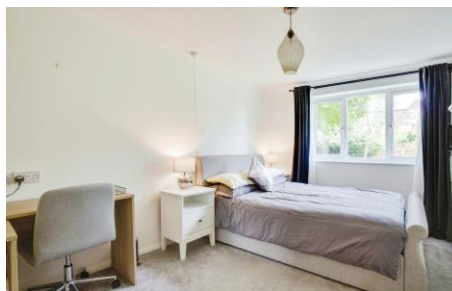
Lease: 129 years from 1989

Property Description:

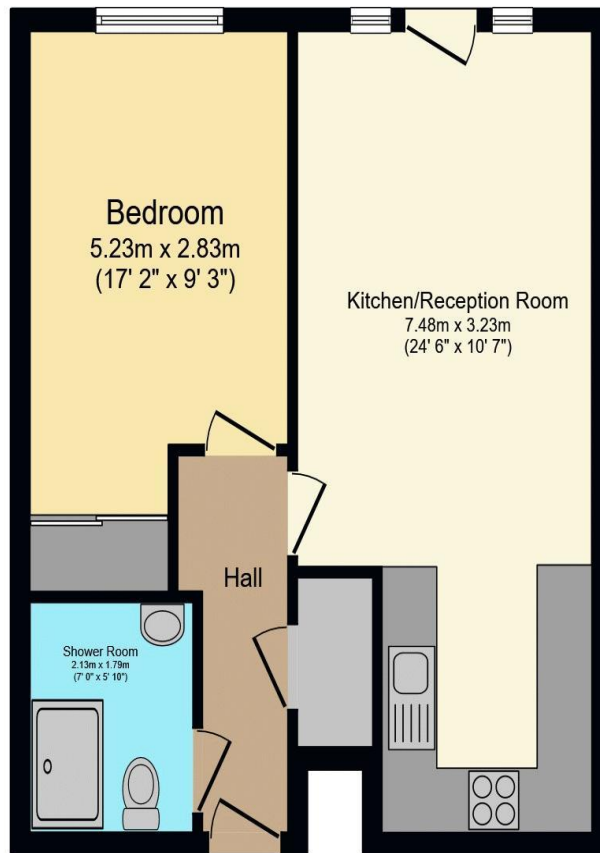
A VERY WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH ACCESS TO THE GARDENS

Balcon Court was constructed by Anglia Secure Homes and comprises 26 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Balcon Court has 19 one bedroom and 8 two bedroom apartments reached via the main foyer leading to corridors and lift to all floors. Balcon Court is located near to North Ealing tube station. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- ❖ Residents' lounge
- ❖ Communal Laundry and Lift to all floors
- ❖ 24 hour emergency Appello call system
- ❖ Development Manager
- ❖ Hairdressing Salon and Guest Suite
- ❖ Large gated communal carpark
- ❖ Minimum Age 60



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 45.3 m² (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/3/24

Annual Ground Rent:

£254.68

Ground Rent Period Review:

2031

Annual Service Charge:

£4,517.46

Council Tax Band:

D

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.