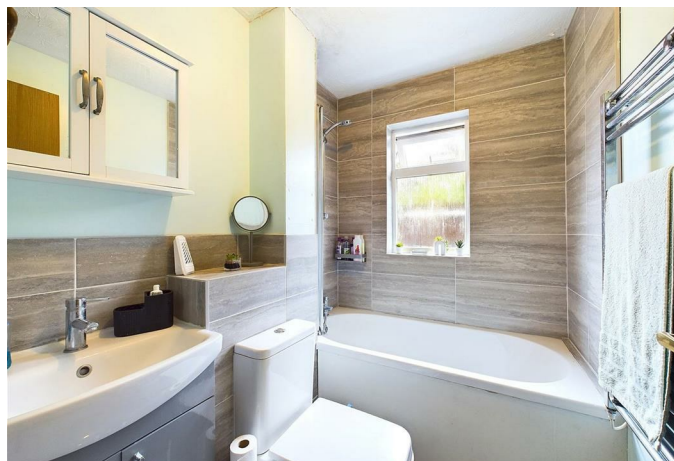
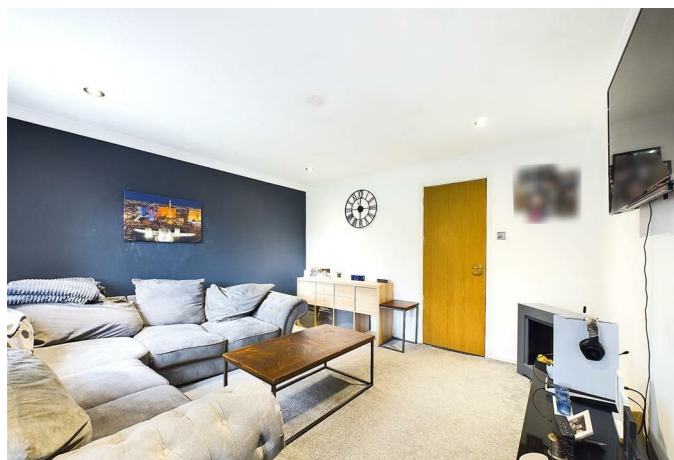




Rabournmead Drive, Northolt, UB5 6YN



A well proportioned ground floor maisonette set on this popular residential road in Northolt. This property would make an ideal purchase for both first time buyers and Investors alike. This property briefly comprises; One double bedroom, modern bathroom suite, spacious living room and fitted kitchen. The property benefits include: Allocated parking, double glazing, electric heating, direct access to communal garden and a good lease. Set in a modern village-like development, the property is highly convenient for South Ruislip station (Central Line, Chiltern Railways), supermarkets, shops, eateries, Cineworld, Northolt station (Central Line), Northolt Leisure Centre (swimming pool, gym), numerous bus routes, and A40 road link to Central London and Home Counties.



ENTRANCE HALL

Front aspect double glazed leaded light frosted door, cupboard housing electric meter, leading to:

LIVING ROOM

Front aspect double glazed window, downlighting, coved ceiling, electric radiator, door to:

HALLWAY

Cupboard housing tank and electric boiler.

KITCHEN

Rear aspect double glazed window, rear aspect double glazed door to communal rear garden, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated oven with four electric hob rings, extractor hood, storage cupboard, space for appliances including washing machine, fridge and freezer.

BEDROOM

Rear aspect double glazed window, electric radiator.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, bath tub with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc.

FRONT

Laid to lawn, part patio area, allocated parking.

COMMUNAL GARDEN

Mainly laid to lawn.

LEASE

261 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Service Charge: £269 per quarter.
Ground Rent: N/A

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Northolt (0.7 Miles) - Central Line
South Ruislip (0.8 Miles) - Central Line/Chiltern Railways



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

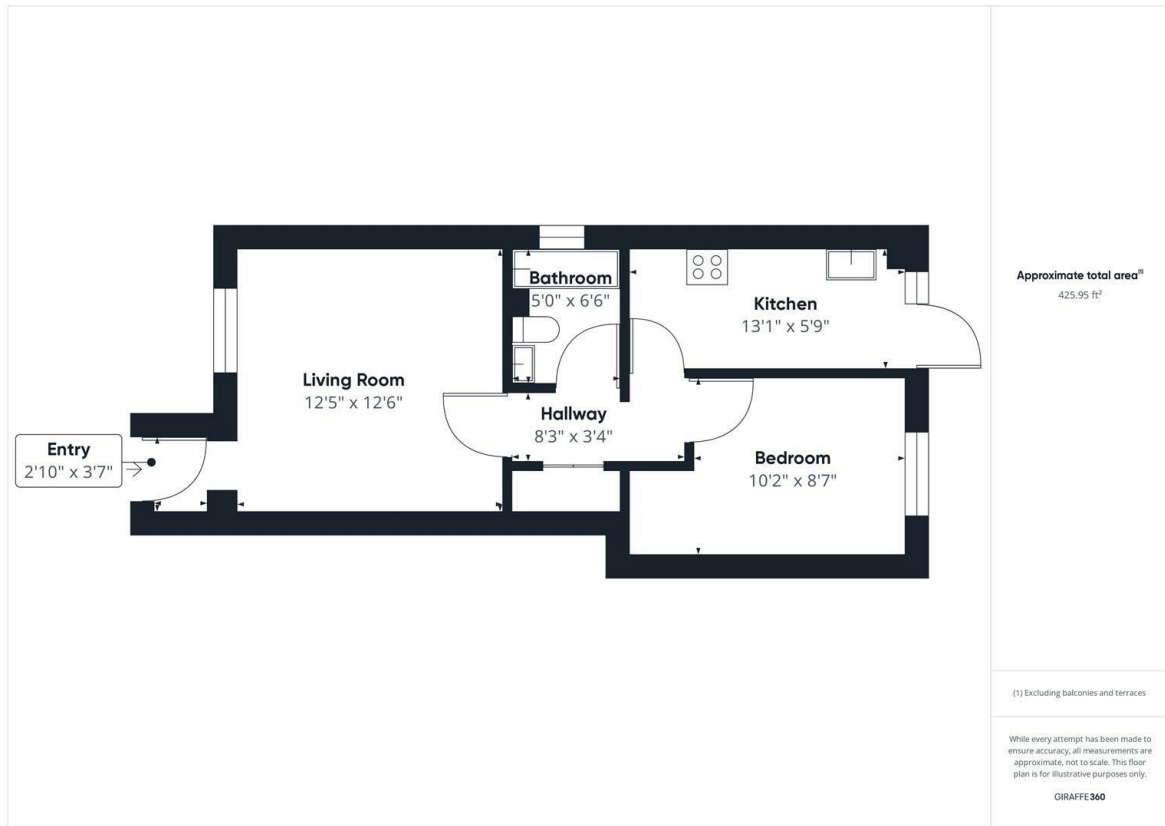
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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