

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
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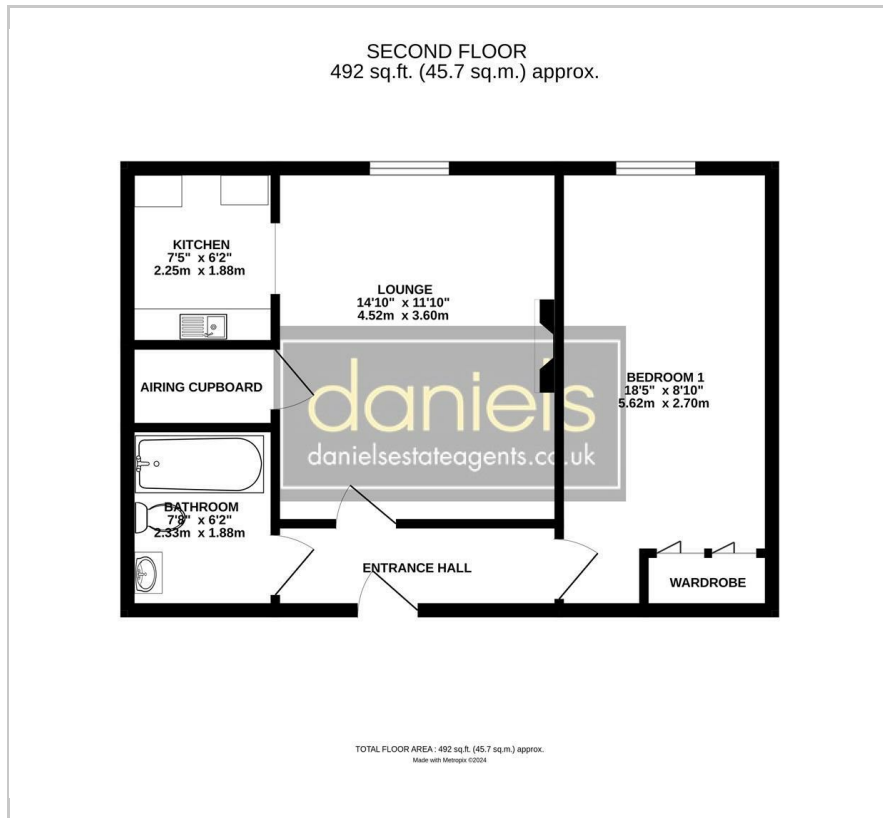
# Homefirs House 45 Wembley Park Drive

Wembley, Middlesex, HA9 8HN

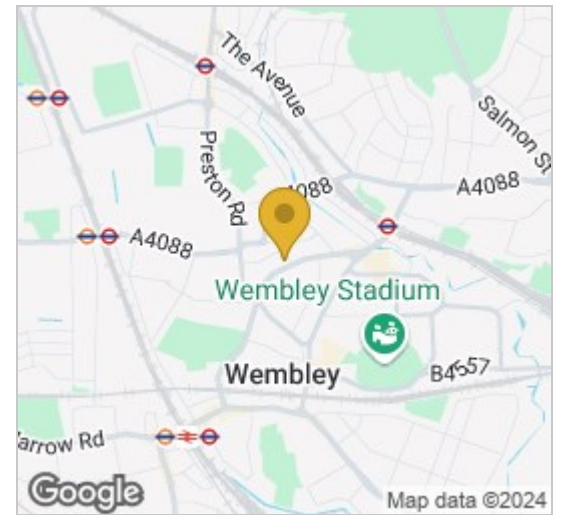
**Asking Price £100,000**



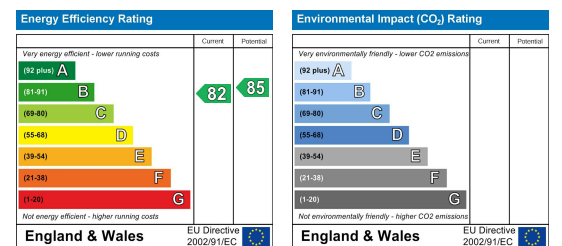
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM
- NO CHAIN
- SECOND FLOOR
- ON CALL CONCIERGE
- O V E R 6 0 ' S
- P U R P O S E B U I L T
- R E T I R E M E N T F L A T



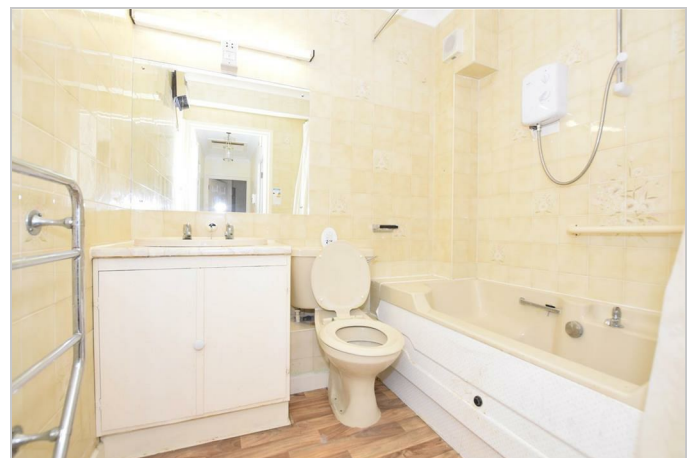
RETIREMENT FLAT on the second floor in a well maintained retirement facility with communal gardens and access to a on call concierge.

Located within walking distance to local amenities and WEMBLEY PARK TRAIN STATION. The property comprises of a lounge with archway to kitchen, a double size bedroom with fitted wardrobe and a shower room. For peace of mind there is an emergency call service installed around the apartment in each room making this a safe and peaceful retirement home in a comfortable environment.

There are a few added features inclusive of a communal lounge area with access to all residents and visitors, laundry room and parking. Council tax band - C.

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Sudbury

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Middlesex HA0 3HS

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### Wembley

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### Neasden

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London NW10 0AD

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Lettings 020 8452 7999  
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### Willesden Green

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### Kensal Rise

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