



phillip shaw  
estate agents

## 9 The Martins Preston Road, Wembley

Guide Price £115,000



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Wembley, Wembley

Ground floor retirement flat in Wembley for over 55s at The Martins Residential Community with wheelchair accessibility, communal facilities, recently refurbished, senior-friendly features, situated near amenities, 64-year lease, £3600 service charges/year.

Council Tax band: C

Tenure: Leasehold

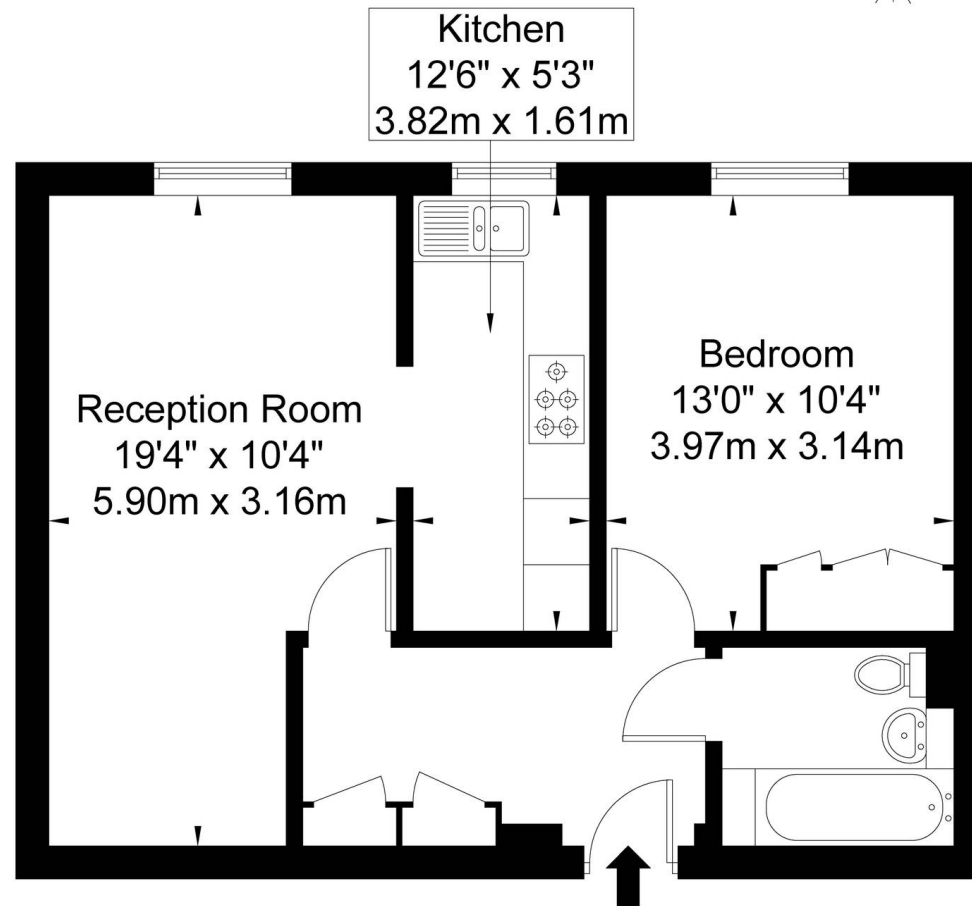
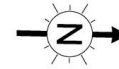
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# The Martins Preston Road Wembley HA9 8JG

Approx Gross Internal Area = 48.4 sq m / 520 sq ft



Ground Floor

Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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