

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

CARLTON PLACE, RICKMANSWORTH ROAD, NORTHWOOD, HA6 2JX



PRICE....£529,950....SHARE OF FREEHOLD

This spacious two double bedroom first floor apartment (1061 sq. ft/98.6 sq. m) has lift and stair access via an intercom system. The accommodation includes a large 18' x 16' living room leading to a private west facing balcony offering attractive views over communal gardens and pasture land beyond. There is a 22' eat in kitchen and the master bedroom has fitted wardrobes and an en-suite shower room. The second double bedroom has fitted wardrobes and there is a second family bathroom. Outside there is private and visitors parking. The development is accessed via an electric security gate and is within a mile of excellent shopping facilities, Waitrose supermarket and the Metropolitan line train station at Northwood town centre. The property is offered with a long lease and vacant possession.

020 8866 0222









COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

LEASE & SERVICE CHARGE

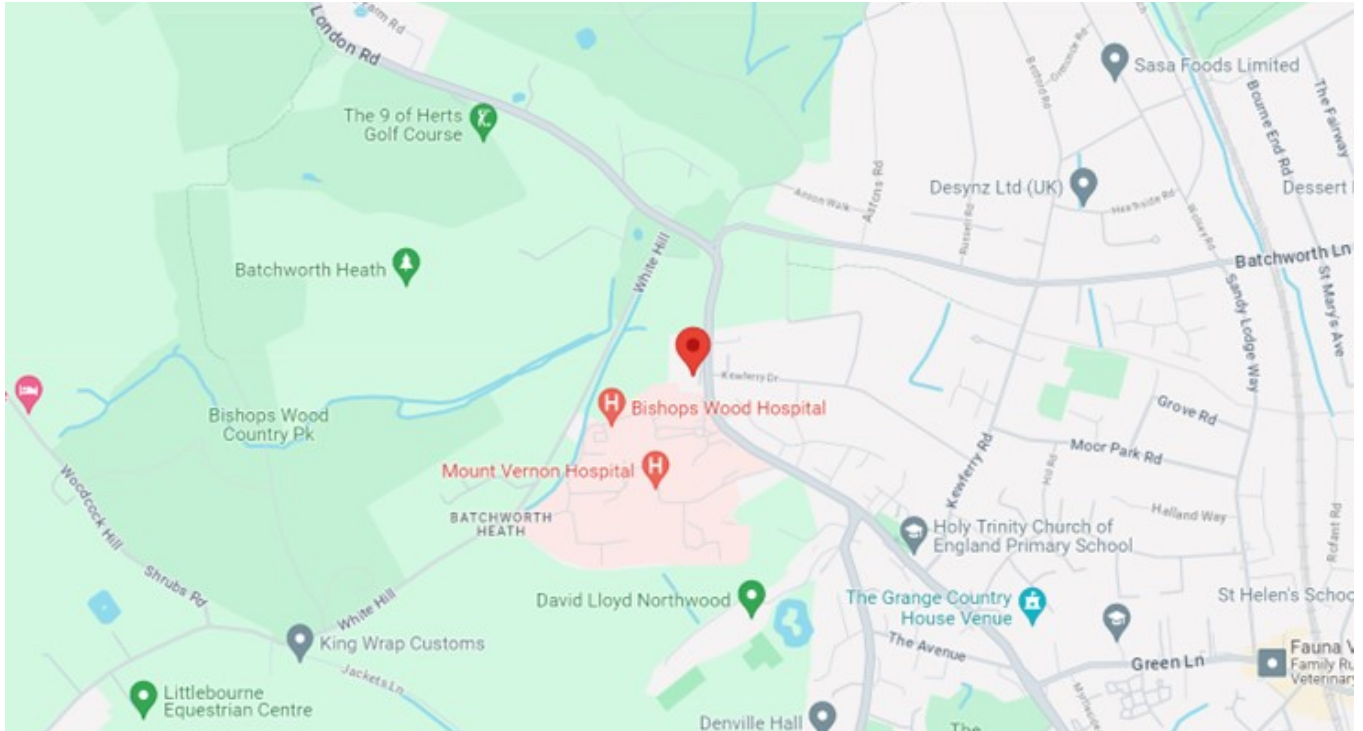
Lease - 965 years

Service Charge - £1,000.00 per quarter (20% sinking fund)

Ground Rent - £50.00 per annum

LOCAL TRANSPORT

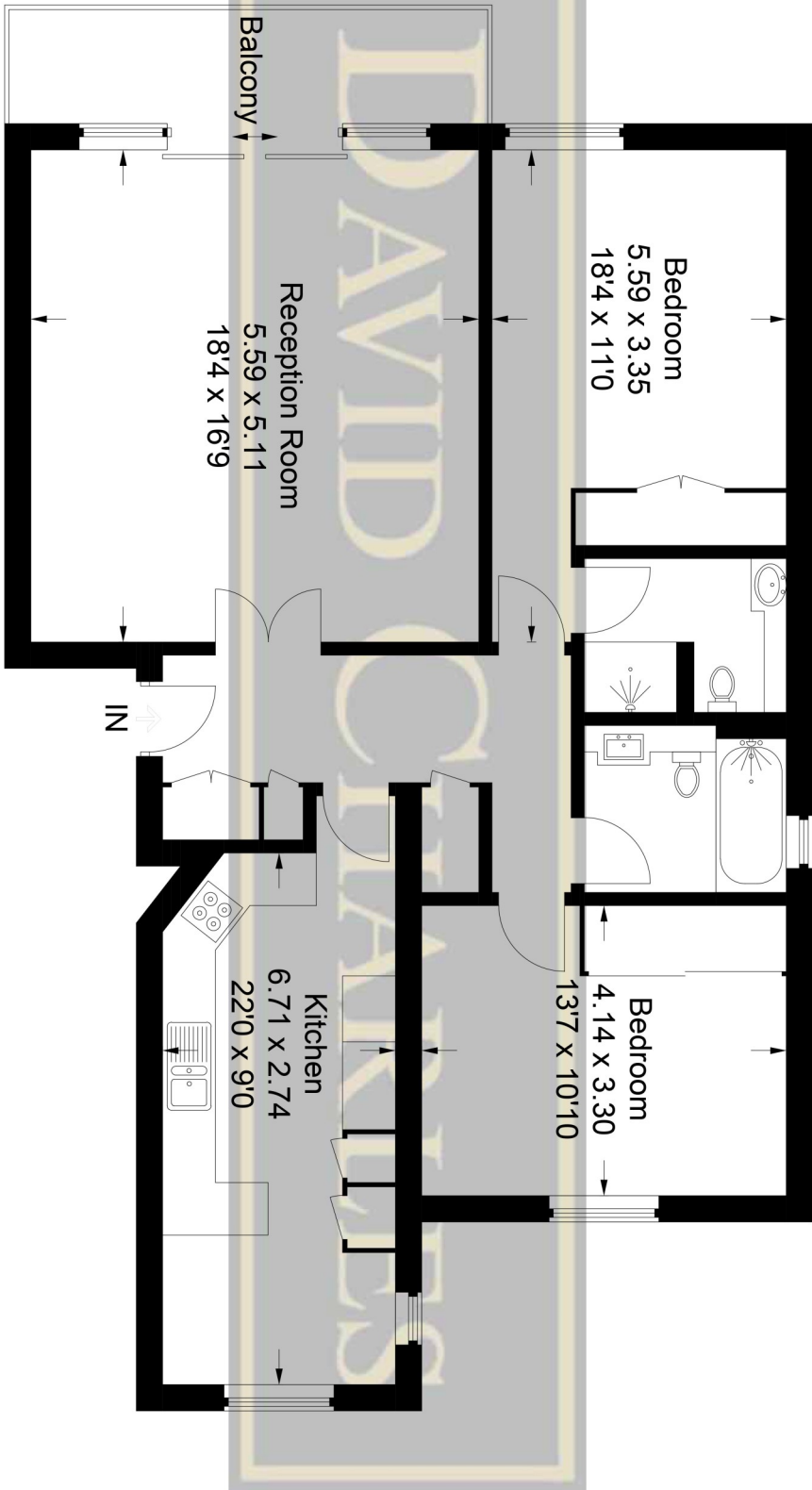
Northwood Station (Metropolitan Line) - 1.2 Miles



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Carlton Place

Approximate Gross Internal Area = 98.6 sq m / 1,061 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for David Charles

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.