



Connells

Fairbanks Court Atlip Road
WEMBLEY



Property Description

Connells are pleased to offer to the market this bright and airy one bedroom Flat in Wembley.

A spacious one bedroom apartment on the banks of the grand union canal. This apartment has everything to offer. With a high prestigious fitted kitchen and bathroom and private balcony with canal views.

The property comprises of a spacious reception room, contemporary fully integrated kitchen, double bedroom, luxury bathroom and private balcony.

Fairbanks Court is a private development which is just a few years old, offering you the finest contemporary living looking over the Grand Union Canal from your window. With excellent transport links on the Central and Piccadilly Lines,

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

Entrance Hallway

Reception / Kitchen

20' 8" x 11' 6" (6.30m x 3.51m)

Bedroom

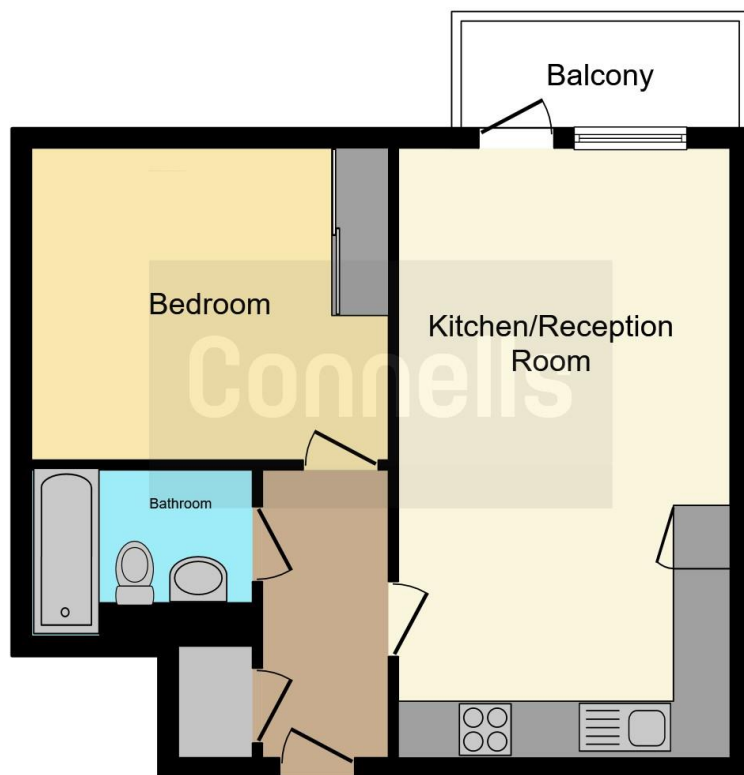
10' 3" x 12' 8" (3.12m x 3.86m)

Bathroom

Balcony







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

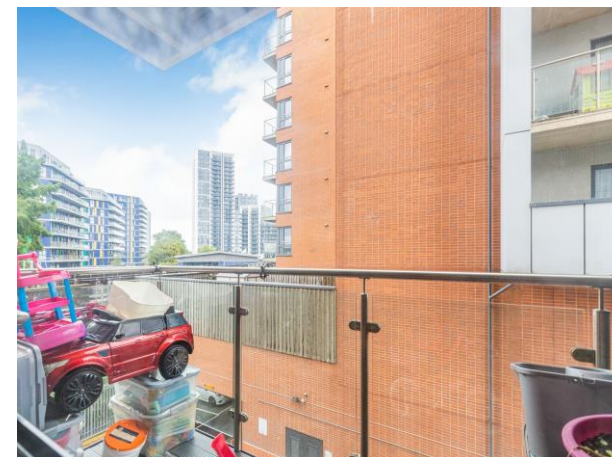
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EPC Rating: B

view this property online [connells.co.uk/Property/HRW310248](https://www.connells.co.uk/Property/HRW310248)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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