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1279 Greenford Road  
Greenford, UB6 0HY

## **SALISBURY ROAD SOUTHALL UB2 5QJ** **£225,000 Leasehold**



### **WELL PRESENTED PURPOSE BUILT ONE BEDROOM FIRST FLOOR FLAT**

Constructed approximately eight years ago the property is situated in a residential position about  $\frac{3}{4}$  mile from Southall Main Line and Elizabeth Line Station, local shopping facilities and bus routes.

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* FITTED KITCHEN AREA \* BALCONY \***

**\* 999 YEAR LEASE FROM 2014 \***

**\* NO UPPER CHAIN \***







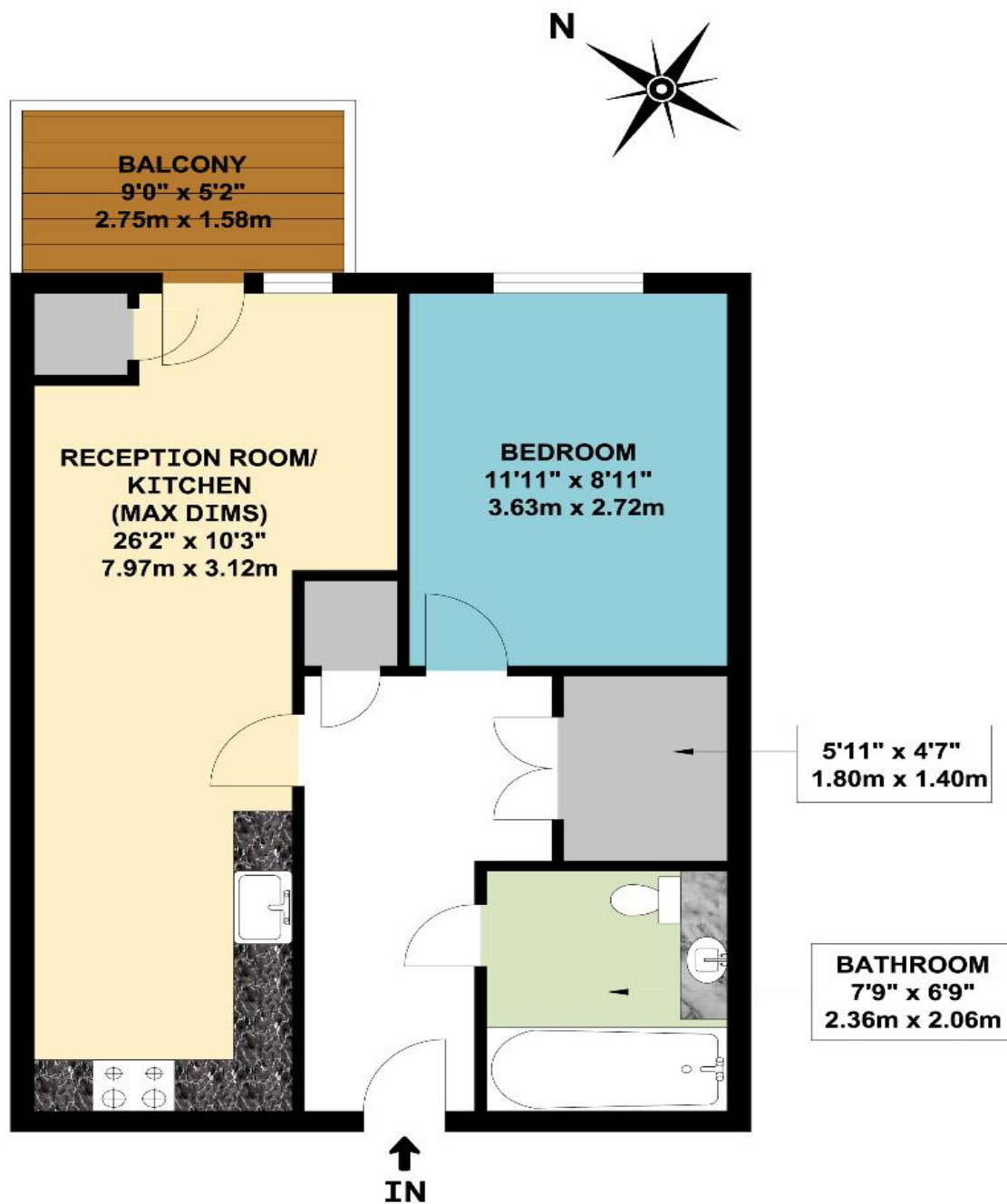
**Lease Information**

The property is held on Leasehold Tenure for a term of 999 years from 1<sup>st</sup> January 2014.

**Service Charge**

It is understood that the annual service charge for the year to 31<sup>st</sup> December 2023 is in the sum of £1418.86

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### FIRST FLOOR FLAT

**APPROX. GROSS INTERNAL FLOOR AREA 508.70 SQ. FT / 47.26 SQ. M**

**COUNCIL TAX BAND C**

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

**VIEWING by appointment via PHILLIPS & CO: 020 8864 5678**

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