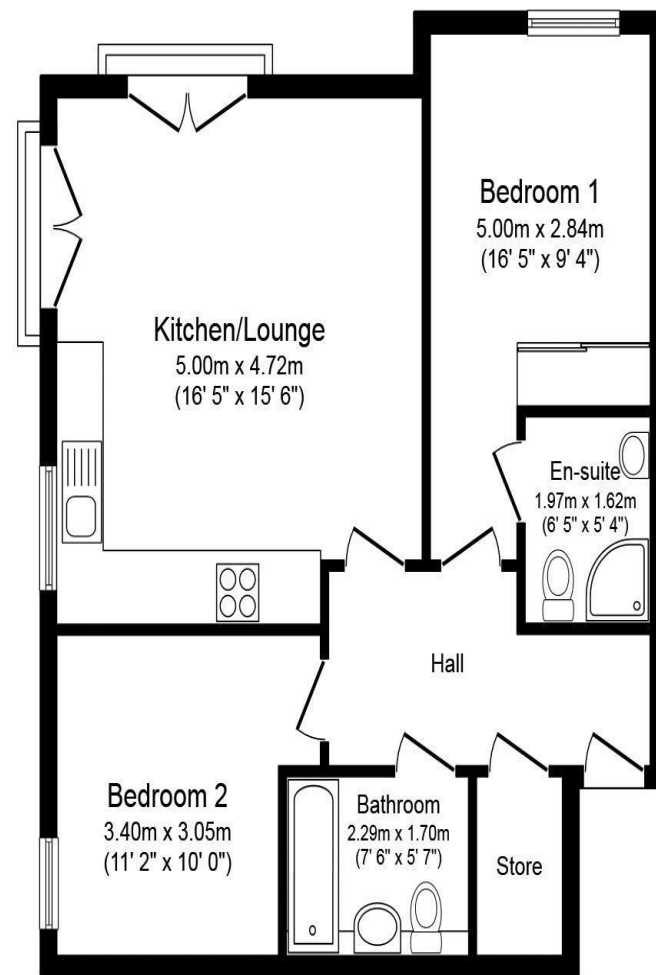


Taywood Road Northolt UB5 6GD

Price Guide: Offers in Excess of £250,000



Floor Plan

Total floor area 62.2 sq.m. (669 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

London Borough of Ealing
Leasehold 125 years from 1st Jan 2004
Service charge £225 pcm which includes the buildings insurance.
Ground rent £250 per annum
Council tax band D
Council Tax £1,841 per annum
EPC =B

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this well presented two double bedroom, two bathroom purpose built, corner, fourth floor flat located in the ever popular Grand Union Village with its own shops and restaurant. The property is convenient for commuters requiring the A40 into and out of London and it is offered to the market in good decorative order throughout. Benefits include a double aspect lounge offering great views, a lift, double glazing, electric heating, a modern kitchen and bathroom. Master bedroom with en-suite shower room, underground parking and no upper chain.



- TWO DOUBLE BEDROOMS
- PURPOSE BUILT BLOCK
- FOURTH FLOOR WITH LIFT ACCESS
- CORNER FLAT WITH DOUBLE ASPECT VIEWS
- MASTER BEDROOM WITH EN SUITE
- LEASE IN EXCESS OF 100 YEARS
- UNDERGROUND PARKING
- NO UPPER CHAIN

**Taywood Road
Northolt
UB5 6GD**

Price Guide: Offers in Excess of £250,000



Accommodation

The communal entrance has stairs and lift to all floors. The apartment is located on the fourth floor and comprises an entrance hall with entryphone system and a built-in cupboard housing the wall mounted boiler. The lounge is open plan with the kitchen. The kitchen is fitted with wall and base level units, a 4 ring hob with an overhead extractor hood and integrated electric oven, a integrated fridge and freezer and plumbing for a washing machine. There are two double bedrooms with the master bedroom having a built-in wardrobe and an en-suite shower room and there is also a family bathroom which comprises a panel enclosed bath with mixer tap and shower attachment, a wash hand basin and low level w.c. Outside the property there is a underground gated car park this property comes with a parking permit to park there.

