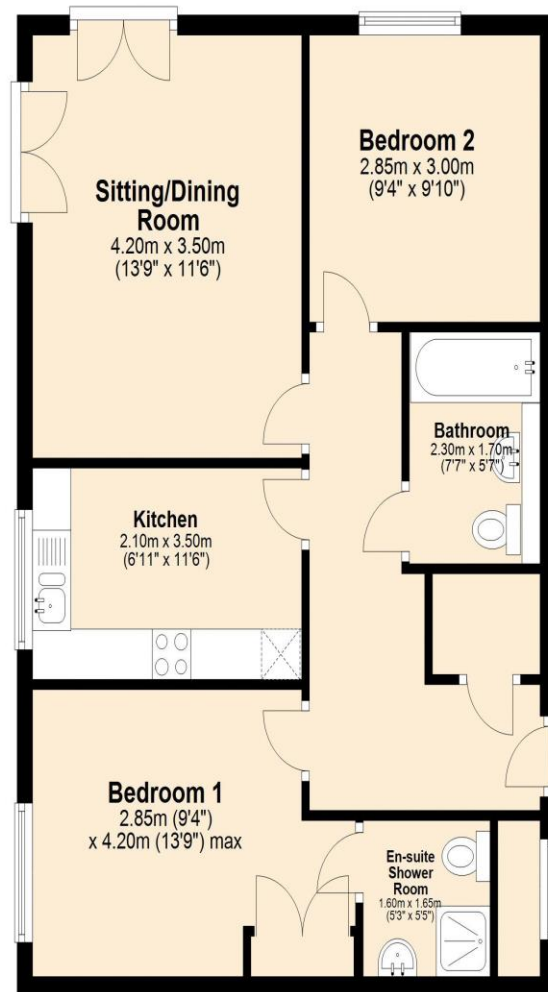


Taywood Road Northolt UB5 6GD

Price Guide: £294,950

First Floor Apt

Approx. 61.8 sq. metres (665.5 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Leasehold
125 years from Jan 2004
105 years remaining
Service Charge £260 pm includes water rates and Building Insurance
Ground Rent £200 per annum
Borough of Ealing
Council Tax Band D £1,841 per annum
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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 delighted to offer this very well presented two double bedroom, two bathroom purpose built, first floor flat situated on the corner of the block with double aspect views and balconies. Located in the ever popular Grand Union Village with its own shops and restaurant, the property is convenient for commuters requiring the A40 in and out of London and it is offered to the market in good decorative order throughout. Benefits include a double aspect lounge with two Juliet balconies offering great views over the canal, double glazing, gas central heating with a recently installed boiler, a modern fitted separate kitchen, master bedroom with en-suite shower room, underground parking and no upper chain.



- PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- FIRST FLOOR
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- UNDERGROUND PARKING FOR ONE CAR
- NO UPPER CHAIN

**Taywood Road
Northolt
UB5 6GD**

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Accommodation

Accessed via a communal entrance with secure entry phone system and with both lift and stair access to all floors in the block, the flat is located on the first floor. Own front door leads to the entrance hall with laminated wooden flooring, a built-in storage cupboard with the Megaflow system and doors to all rooms. There is a double aspect lounge with two Juliet balconies and a laminated wooden flooring. The modern fitted kitchen has a range of base and eye level units, a built-in electric oven, fitted gas hob with extractor hood, integrated fridge freezer and space for a washing machine. There are two double bedrooms both with laminated wooden flooring and the master bedroom has a built-in wardrobe and en-suite shower room. The family bathroom comprises a three piece suite. Outside there are communal grounds and an allocated parking space in the secure underground car park

