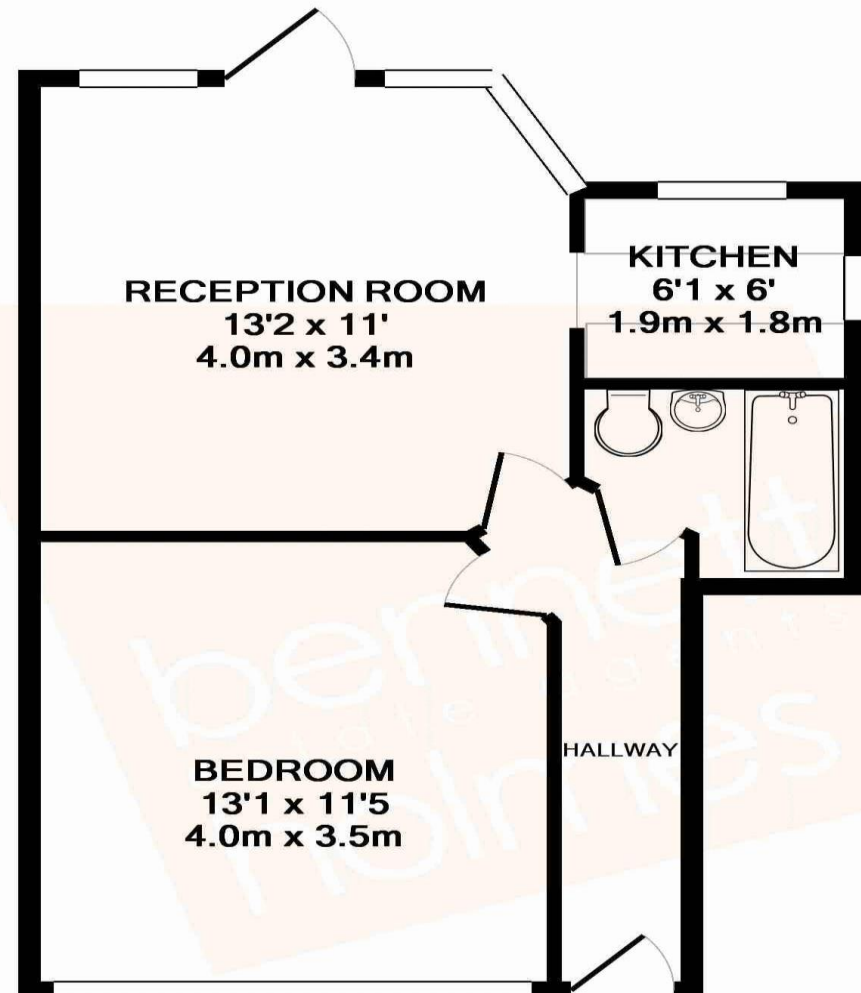


The Fairway Northolt UB5 4SW

Price Guide: £255,000



TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Leasehold
999 years from January 1986
Peppercorn Ground Rent
Borough of Ealing
Council Tax Band B
Council Tax £1,515 per annum
EPC =C

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 pleased to offer this well presented one bedroom, ground floor maisonette situated on a popular residential road in Northolt. The property is within easy reach of the local shopping facilities in Oldfields Circus, local bus links and schools. Northolt's Central Line Station is also within 0.8 miles. Other benefits include own front and rear sections of garden, double glazing, gas central heating and a long lease of in excess of 960 years.



- ONE DOUBLE BEDROOM
- GROUND FLOOR MAISONNETTE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR GARDEN
- OWN SECTION OF FRONT GARDEN
- GOOD DECORATIVE ORDER
- LONG LEASE IN EXCESS OF 960 YEARS

**The Fairway
Northolt
UB5 4SW**

Price Guide: £255,000



Accommodation

The accommodation briefly comprises an own front door into the entrance hallway with wood laminate flooring leading to the front aspect double bedroom, living room and bathroom. The bathroom comprises of a panel enclosed bath with shower attachment, vanity sink unit and low level WC. The living room has wood laminate flooring, a rear aspect double glazed window and door to the rear garden. An archway from the living room leads to the kitchen which benefits from wall and base level units, a built-in electric oven, fitted electric hob with extractor hood and a wall mounted boiler. To the rear is an approximately 25' secluded decking area ideal for entertaining, and gated side access. There is also housing for the washing machine. To the front is a well presented section of garden.

