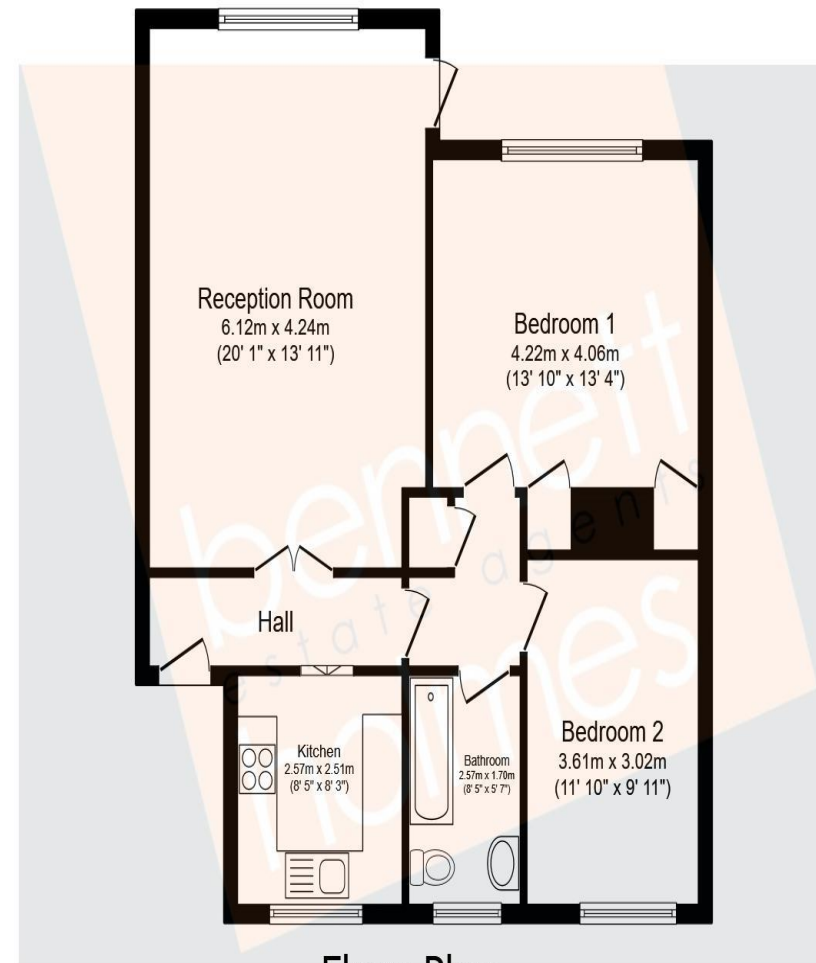


## Graham Court, Eastcote Lane Northolt UB5 4HT

Price Guide: Offers in Excess of £335,000



Floor Plan

Floor area 72.6 m<sup>2</sup> (781 sq.ft.)

TOTAL: 72.6 m<sup>2</sup> (781 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Share of freehold  
Over 900 years remaining on the lease  
Service charge - £1683 PA  
Ground rent - £20 PA  
London Borough of Ealing  
Council tax band C - £1,731.86 PA  
EPC =D

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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, larger than average two double bedroom second floor flat situated in a quiet residential development located off Eastcote Lane on the Northolt/ South Ruislip borders. The property is within easy reach of both Northolt and South Ruislip's shopping and transport facilities to include the Central Line Stations. Other benefits include two double bedrooms, a balcony, double glazed windows, a share of the freehold, over 900 years remaining on the lease, a garage in a block, well maintained communal gardens and no upper chain.



- TWO DOUBLE BEDROOMS
- SECOND FLOOR FLAT (TOP FLOOR)
- QUIET, RESIDENTIAL DEVELOPMENT
- BALCONY
- GARAGE IN A BLOCK
- SHARE OF FREEHOLD
- OVER 900 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**Eastcote Lane  
Northolt  
UB5 4HT**

**Price Guide:** Offers in Excess of £335,000



**Accommodation**

The accommodation briefly comprises a communal entrance with stairs to all floors. The flat is located on the second floor (top floor). The flats own front door opens to the entrance hall with doors to all rooms; kitchen, lounge, bathroom, two double bedrooms and a storage cupboard. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob and electric oven. There is plumbing for a washing machine and space for a fridge/ freezer. The boiler is mounted on the kitchen wall. The spacious lounge has a double glazed door to the balcony area. The master bedroom is larger than average and has two fitted wardrobes. The second bedroom is also a double with a fitted wardrobe. The family bathroom comprises a white three piece suite; WC, hand wash basin and bath. With tiled walls and flooring.

Outside the property are well maintained communal gardens, communal parking and there is a garage in a block.

