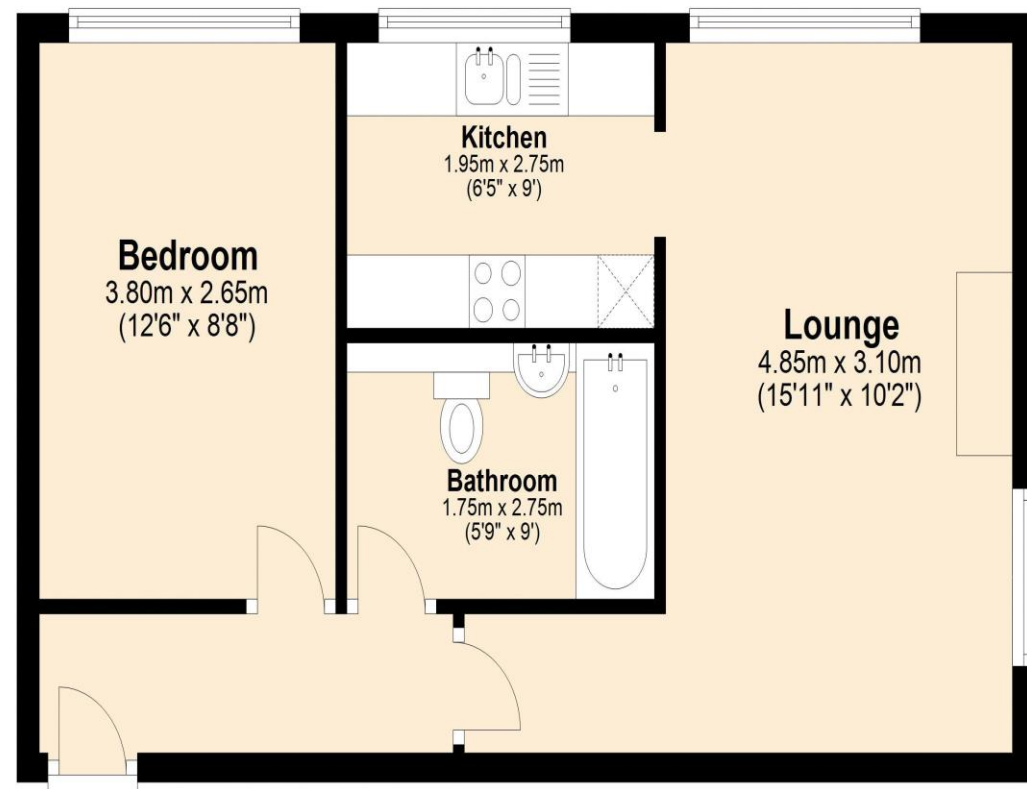


First Floor Flat

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 42.2 sq. metres (454.2 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.

Share of Freehold
A new lease of 990 years upon completion
Ground Rent - Peppercorn
Service Charge - £50 pcm
London Borough of Ealing
Council Tax Band B
Council Tax £1,515 per annum
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

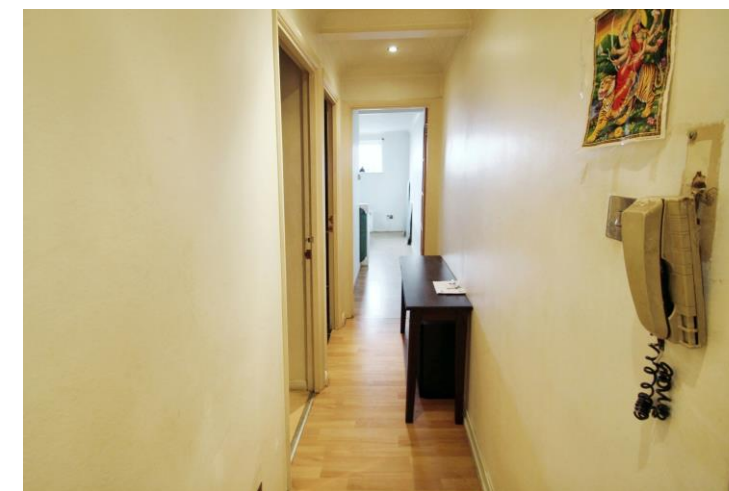
sales: 020 8423 2222 lettings: 020 8423 0222

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.

Hazelmere Walk Northolt UB5 6UR

Price Guide: £235,000



Bennett Holmes are pleased to offer this one bedroom, first floor flat situated off Kensington Road in Northolt which represents an ideal first time buy or investment purchase. The property is within easy reach of local shops, bus links and the A40 and M25 motorways. Benefits include gas central heating with a modern boiler, a fully fitted kitchen, communal gardens and a garage located in a block. There is also the added advantage of a share of freehold, a new lease of 990 years upon completion and no upper chain.



- PURPOSE BUILT FLAT
- ONE DOUBLE BEDROOM
- FIRST FLOOR
- GAS CENTRAL HEATING
- SECONDARY GLAZING
- A NEW LEASE OF 990 YEARS UPON COMPLETION
- SHARE OF FREEHOLD
- NO UPPER CHAIN

**Hazelmere Walk
Northolt
UB5 6UR**

Price Guide: £235,000



Accommodation

Accessed via a communal entrance with entry phone system, the flat is located on the first floor. Own front door leads to the entrance hall with laminated flooring and doors to the lounge, bedroom and bathroom. The lounge and bedroom both have laminated wooden flooring and secondary glazed windows. The family bathroom comprises a panel enclosed bath with mixer tap and shower attachment, wash hand basin and low level w.c. An archway leads to the fitted kitchen with a range of base and eye level units, a built in electric oven, fitted gas hob, plumbing for a washing machine and space for a fridge freezer.

Outside there are communal lawned gardens and a garage is located in a nearby block

