

## Sycamore Close Northolt UB5 5BG

Price Guide: Monthly Rental Of £1,300



Bennett Holmes are pleased to offer this one double bedroom first floor flat situated in a small close off the Church Road in Northolt. The property is located within easy reach of the A40 and Hayes Bypass and is within 0.8 miles of Northolt's shopping and transport facilities to include the Central Line Station. Other benefits include double glazing and gas central heating. The property is offered part furnished and is available 7th November.

Part furnished  
Available 7th November  
Borough of Ealing  
Council Band C  
Council Tax £1,732PA  
EPC =C

### NORTHOLT OFFICE

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**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.





- ONE DOUBLE BEDROOM
- FIRST FLOOR PURPOSE BUILT FLAT
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FITTED KITCHEN
- RESIDENTS PARKING
- PART FURNISHED
- AVAILABLE 7TH NOVEMBER

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### Accommodation

The communal entrance has stairs to all floors and the flat is located on the first floor with its own front door leading to the entrance hall. The hallway has an entryphone system, laminate wooden flooring and doors to the lounge, bedroom and bathroom. The spacious lounge has laminate wooden flooring and a doorway to the fitted kitchen. The kitchen has a range of base and eye level units, built-in electric oven, fitted gas hob with extractor hood, washing machine, fridge freezer, slimline dishwasher and two built in cupboards one housing meters and one housing the wall mounted boiler. The double bedroom has a range of wardrobes and the bathroom comprises a panel enclosed bath with a Mira Shower unit over, low level w.c. and a wash hand basin with vanity unit. Outside are communal gardens and private parking for residents only on a first come first serve basis.

