

## Makepeace Road Northolt UB5 5UJ

Price Guide: £260,000

### Floor Plan

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 49.6 sq. metres (533.8 sq. feet)

Leasehold - there are 117 years remaining on the lease.

Service charge - £1500 PA

Ground rent - £470 PA

London Borough of Ealing

Council tax band C - £1,731.86

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.



Bennett Holmes are pleased to offer this well presented, two bedroom, second floor (top floor) purpose built flat situated off Church Road in Northolt. The property is within 1 mile of the local shopping and transport facilities to include the Central Line Station and within easy reach to the A40 and the Hayes Bypass. Local buses are also close by. Other benefits include: 117 years remaining on the lease, modern kitchen and bathroom. Gas central heating, double glazed windows, communal parking and no upper chain.





- TWO BEDROOMS
- PURPOSE BUILT FLAT
- SECOND FLOOR (TOP FLOOR)
- MODERN CONDITION THROUGHOUT
- 117 YEARS REMAINING ON THE LEASE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO UPPER CHAIN

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## Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs to all floors. The flat is located on the second floor which is the top floor. There is an entrance hallway with doors to two bedrooms, a large storage cupboard, the bathroom and the lounge. From the lounge there is a door to the kitchen. The bathroom comprises a white three piece suite with tiled walls and laminate flooring. The kitchen comprises wall and base level units, an integrated 4 ring electric hob with an overhead extractor hood and integrated electric oven, plumbing for a washing machine and space for fridge/ freezer. Outside the property are communal gardens and communal parking.

