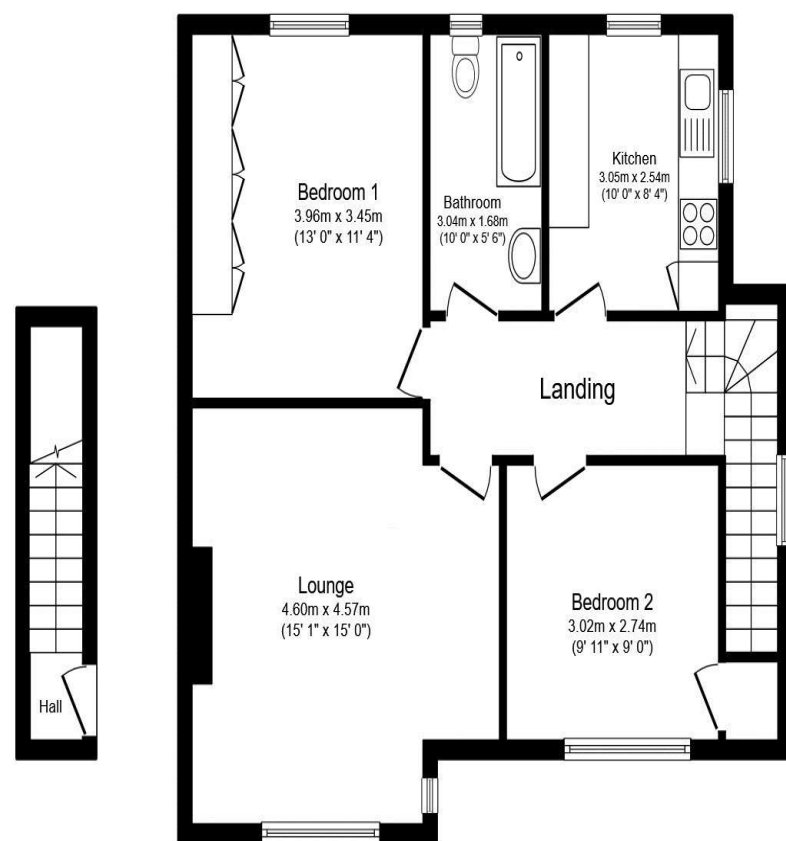


The Sigers Pinner HA5 2QH

Price Guide: £460,000



Ground
Floor

Floor area 3.6
sq.m. (38 sq.ft.)

First Floor

Floor area 68.4 sq.m. (737 sq.ft.)

TOTAL: 72.0 sq.m. (775 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

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

New 125 Year lease on Completion
Ground Rent £345 per annum
Borough of Hillingdon
Council Tax Band D
Council Tax £1,864 per annum
EPC =D

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 delighted to offer this two double bedroom first floor, purpose built maisonette situated in a highly desirable quiet cul-de-sac within a few minutes walk to Eastcote's main High Street which includes the Metropolitan and Piccadilly Line tube. The property benefits from gas central heating, double glazing, original parquet flooring and own private rear section of garden. Offered to the market with a NEW 125 YEAR LEASE ON COMPLETION AND NO UPPER CHAIN.



- PURPOSE BUILT MAISONETTE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OWN REAR GARDEN
- NEW 125 YEAR LEASE ON COMPLETION
- NO UPPER CHAIN

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Accommodation

The front door leads to the entrance lobby with stairs to the first floor landing which has access to the loft space and has doors to all rooms. There is a spacious lounge with parquet flooring and a feature fireplace. The fitted kitchen includes a range of base and eye level units, plumbing for a washing machine, a built-in electric oven, fitted gas hob, space for a fridge freezer and laminated wooden flooring.. There are two double bedrooms the main has built-in wardrobes and the second bedroom has a built in cupboard. There is also a three piece family bathroom. To the rear is a private garden accessed via a side gate which is mainly lawn with mature hedges and shrub borders.

