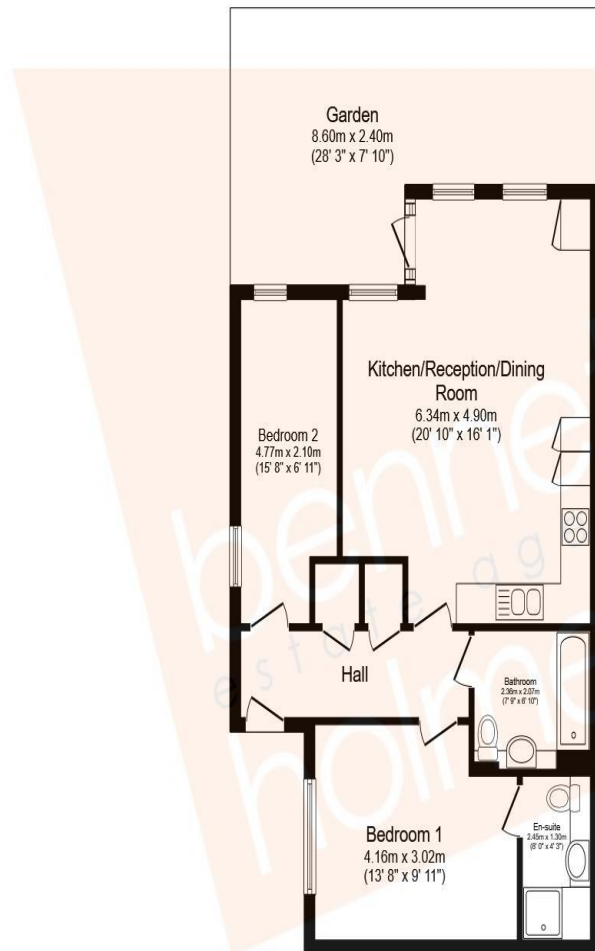


Harman Court, Rectory Park Avenue Northolt UB5 6SS

Price Guide: £350,000



Floor Plan

Floor area 68.2 sq.m. (734 sq.ft.)

Total floor area: 68.2 sq.m. (734 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



Leasehold
114 years remaining on the lease
Service charge - £228 PCM
Ground rent - £300 PA
London Borough of Ealing
Council tax band D - £2,041.02
EPC - B

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.



Bennett Holmes are pleased to offer this two double bedroom, two bathroom ground floor maisonette situated in the modern Rectory Park development. The property is convenient for commuters requiring the A40 into and out of London and it is offered to the market in good decorative order throughout. Benefits include own private entrance/ front door, open plan kitchen/ reception room, master bedroom with en suite, own section of private garden, gas central heating and double glazed windows.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- MAISONETTE
- OPEN PLAN KITCHEN/ RECEPTION ROOM
- OWN FRONT ENTRANCE
- OWN PRIVATE GARDEN
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- PARKING SPACE

**Harman Court, Rectory Park
Avenue
Northolt
UB5 6SS**

Price Guide: £350,000



Accommodation

The accommodation briefly comprises own private entrance with own front door opening to the entrance hall with doors to two bedrooms, two storage cupboards, the bathroom and the open plan kitchen/ reception room. There are two double bedrooms. The master bedroom has an en-suite shower room with WC. The open plan modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and integrated electric oven, there is an integrated fridge/ freezer and dishwasher. From the reception room there is a double glazed patio door to the private own garden. The property does come with a parking space.

Leasehold- 114 years remaining on the lease
Service charge - £228 PCM Ground rent - £300 PA

