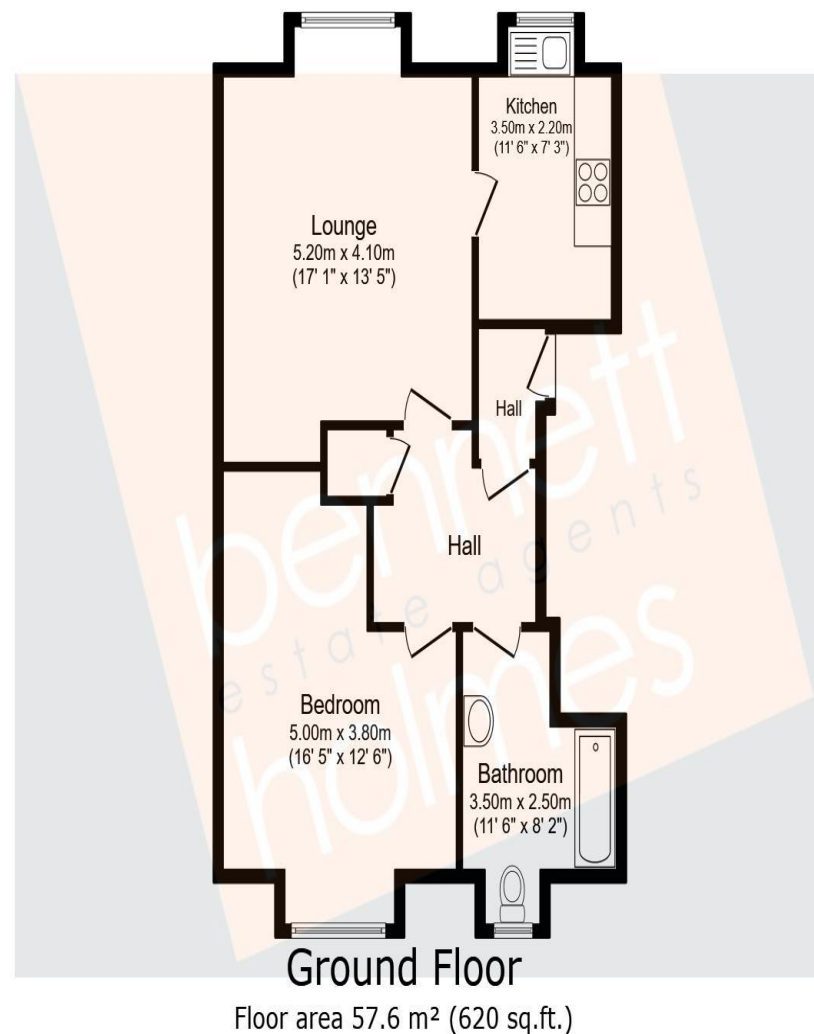


## Cherry Gardens Northolt UB5 4RG

Price Guide: Offers in Excess of £250,000



TOTAL: 57.6 m<sup>2</sup> (620 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](http://www.Propertybox.io)

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Leasehold - 93 years remaining on the lease  
Term: 125 years from 25 March 1993  
Service charge - £1,750 PA this includes the buildings insurance  
Ground Rent - Peppercorn  
London Borough of Ealing  
Council tax band C -£1,814pa

**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 larger than average, well presented, one bedroom second floor (top floor) purpose built flat situated in a popular residential location. The property is situated within 0.5 miles to Northolt's local shopping and transport facilities to include the Central Line Station. Local schools and bus links are also nearby. Other benefits include double glazed windows, a large communal garden, an allocated parking space and no upper chain.





- ONE BEDROOM
- SECOND FLOOR (TOP FLOOR) PURPOSE BUILT FLAT
- 93 YEARS REMAINING ON THE LEASE
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- DOUBLE GLAZED WINDOWS
- 0.5 MILES TO NORTHOLT TUBE
- NO UPPER CHAIN

## Cherry Gardens Northolt UB5 4RG

**Price Guide:** Offers in Excess of £250,000



### 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. The front door opens to the larger than average entrance hall with doors to the double bedroom, a storage cupboard, bathroom and the lounge. From the lounge there is a door to the kitchen. The kitchen comprises wall and base level units, a sink and drainer, an integrated four ring electric hob with an overhead extractor hood and integrated electric oven. There is space for a fridge/freezer and there is plumbing for a washing machine.

Outside the property there is a large communal garden at the rear. To the front is an allocated parking space.

