

The **Frost** Partnership

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16 Felbridge Court, 311 High Street, Harlington, Hayes, UB3 5EP

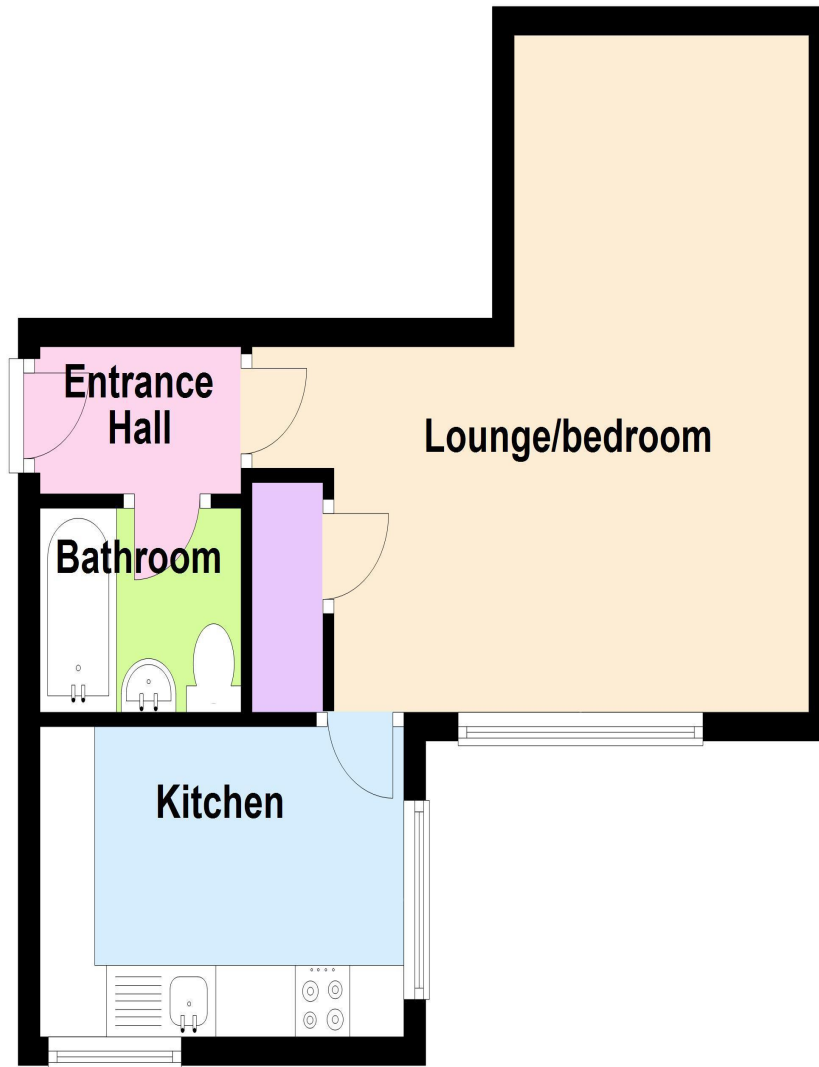
£155,000 Leasehold



- First floor studio apartment
- Unexpired lease in excess of 900 years
- Central Harlington location
- Large living area plus 11 ft Kitchen
- Residents parking area
- Close to bus routes and Heathrow

First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 33.0 sq. metres (355.2 sq. feet)

Property Description

This first floor studio apartment is most conveniently situated in the heart of Harlington and therefore has local shops immediately available. Buses pass by connecting with many parts of the area and Heathrow is easily accessible. Available with no onward chain and with a long unexpired lease this is a most suitable first purchase or buy to let opportunity.

EPC Rating: D

The accommodation comprises (all measurements approximate):-

Ground Floor

Entrance Hall 6'0 (1.83m) x 3'4 (1.02m)

Bathroom 6'0 (1.83m) x 5'6 (1.68m)

Panelled bath, pedestal basin, low level w.c.

Living Area 16'10 (5.13m) x 16' (4.88m)

Double glazed window, cupboard housing the hot water tank, store cupboard.

Kitchen 11'0 (3.35m) x 7' (2.13m)

Electric hob, built in oven, single drainer sink unit, 2 double glazed windows, plumbing for washing machine, worksurfaces and wall cupboards.

Outside

Residents parking area.

Outgoings

We are advised by the solicitors acting for the vendor the lease is over 900 years unexpired at a ground rent £307-52 per annum. There is a variable service charge of, at present, £750 per annum.

VIEWING:

Via The Frost Partnership, 6 Clayton Parade, Langley

Telephone: 01753 583999 Email: langley@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.