

Academy Gardens

Northolt • • UB5 5PN
Offers In Excess Of: £290,000



coopers
est 1986

Academy Gardens

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Coopers present to the market this split level two bedroom apartment offers buyers an abundance of space, with the property boasting over 760 square feet. The property is located in Northolt, close to local schools, shops and transport links. A viewing of this abode is recommended as soon as possible.

SECOND FLOOR DUPLEX FLAT

TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

KITCHEN

FAMILY BATHROOM

QUIET ROAD

PLENTY OF STORAGE

GAS CENTRAL HEATING

LARGE HALLWAY

768 SQ.FT.

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

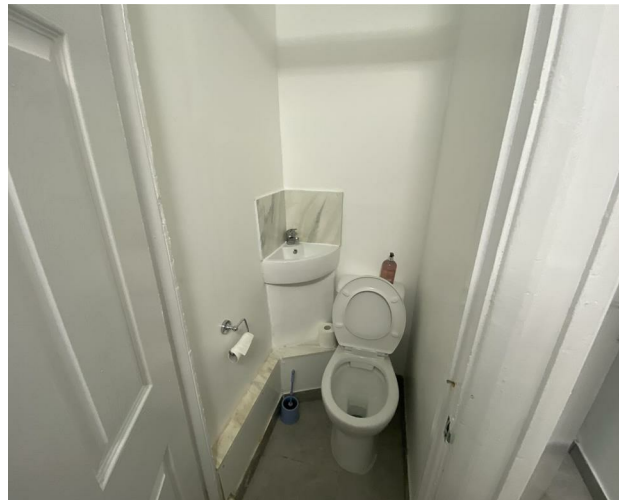
Communal stairs lead up to the front door. As you enter the property, the welcoming hallway offers access to the living room and stairs that rise to the first floor. The kitchen is immediately on the right hand side with worktop and storage space. The living room is a good size allowing space for a dining table as well as seating furniture. To the first floor are two double bedrooms, both boasting built in storage. Completing the property there is a family bathroom which includes a bath, basin and w.c, there is also a separate w.c.

Outside

Academy Gardens offers residents parking. A short walk leads you onto Rectory Park Playground, offering fantastic views.

Location

Academy Gardens is situated in a residential location in Northolt. The property is within one mile to Northolt shopping facilities and the Central Line Station, this makes it ideal for those wishing to commute into London. Also within easy reach are bus links for further transport links. The A40 is a short distance away which provides access to London and the M25/M40. For families there are several recreational facilities in the local area to include Northala Fields with its panoramic views of Medlar Park.





Schools:

Gifford Primary School (0.4 mi)
Alec Reed Academy (0.3 mi)
Greenford High School (0.8 mi)



Train:

Northolt (0.9 mi)
South Ruislip (1.4 mi)
Greenford (1.6 mi)



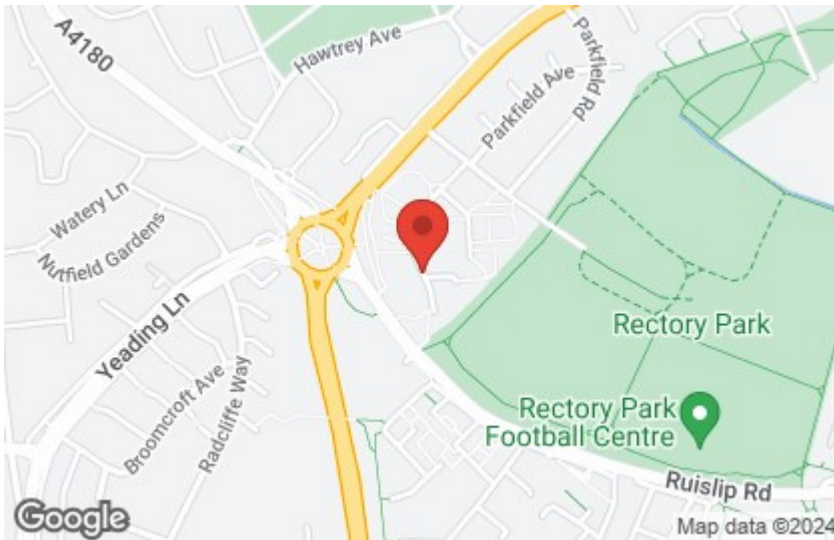
Car:

M4, A40, M25, M40

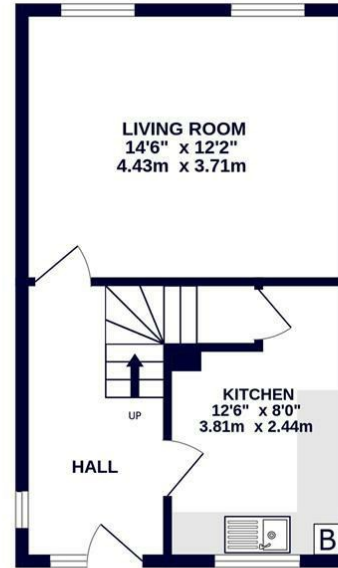


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.