



19, Caledonian Court 23 Broadmead Road, Northolt, UB5  
6FZ





## 23 Broadmead Road Northolt

- 30% SHARED OWNERSHIP
- 2 BEDROOMS
- GAS CENTRAL HEATING
- 170 YEAR LEASE
- UNDER GROUND PARKING
- BALCONY
- DOUBLE GLAZED WINDOWS



Welcome to this modern first-floor apartment located on Broadmead Road in the desirable area of Northolt. This lovely property boasts a spacious 814 sq ft of living space, perfect for those seeking a comfortable and cosy home, the property is part of a shared ownership scheme, offering a fantastic opportunity for those looking to step onto the property ladder.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The apartment features two well-appointed bedrooms, offering ample space for a small family, guests, or even a home office.

The property benefits from a modern bathroom, ensuring convenience and comfort for the residents. With gas central heating, you can stay warm and cosy during the colder months, creating a homely atmosphere throughout.

One of the standout features of this apartment is the underground parking, providing secure and convenient parking for your vehicle.

Don't miss out on the chance to own this delightful apartment in Northolt. Contact us today to arrange a viewing and take the first step towards making this property your new home.

Shared Ownership Based on 30% Ownership - Rent £705pm - Service Charge £185pm

### Security Entry Phone System

Communal door to Stairs and lift to First Floor

### Entrance Hall

Built in cupboard, doors to

### Kitchen

20'8" x 7'2" (6.30 x 2.2)

Eye and base level units, space and plumbing for washing machine, single drainer sink unit with mixer taps. leading onto

### Balcony

9'10" x 8'2" (3.00 x 2.50)

### Lounge

19'0" x 11'5" (5.80 x 3.50)

Double glazed windows, laminate floor, radiator, power points

### Bedroom 1

15'1" x 9'6" (4.60 x 2.90)

Double glazed window, fitted wardrobes, power points, radiator

### Bedroom 2

16'0" x 9'2" (4.90 x 2.80)

Double glazed window, radiator, power points

### Bathroom

9'2" x 8'2" (2.80 x 2.50)

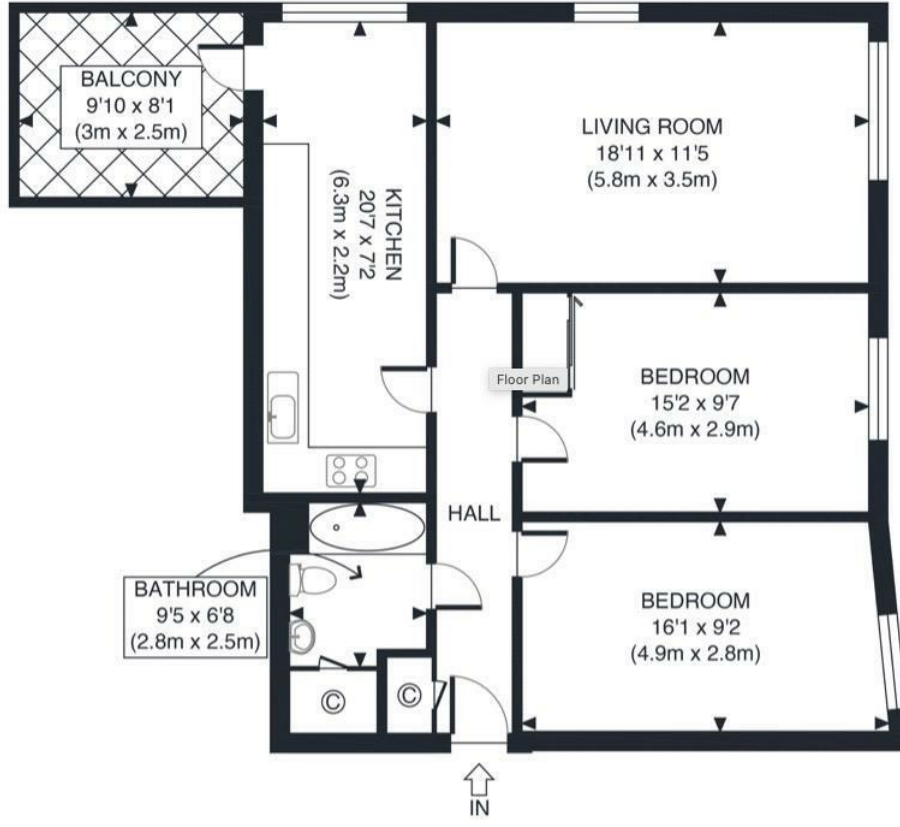
Panel enclosed bath, wash hand basin, low level wc

### Outside

### Outside

Communal Gardens





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 814 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>82</b>	<b>82</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk