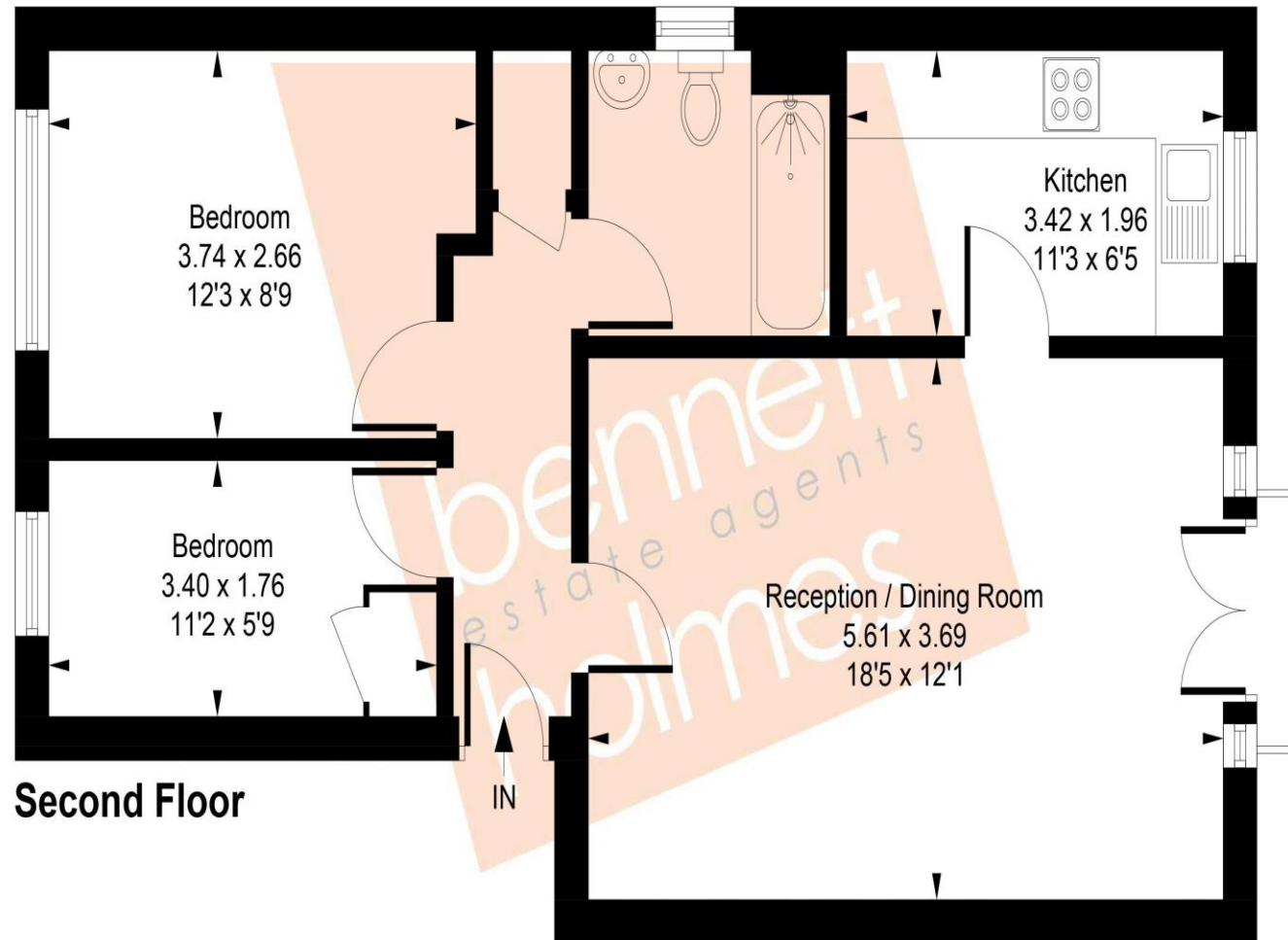


Pentland Place

Approximate Gross Internal Area
55.02 sq m / 592 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Leasehold - 121 years remaining
125 years from 7 February 2022
Service charge- £207 PCM
Ground rent- £290 PA
London Borough of Ealing
Council tax band C- £1,814 PA
EPC =D

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.

Pentland Place Northolt UB5 5DH

Price Guide: £275,000



Bennett Holmes are pleased to offer this two bedroom second floor purpose built flat located in a residential location off Church Road in Northolt. The property is situated within easy reach of local shopping facilities, schools, bus links and the A40 in and out of London and the Hayes Bypass. Northolt Central Line tube station is within 1.0 miles. The property is in modern condition throughout. Other benefits include 121 years remaining on the lease, allocated parking, electric heating, double glazed windows and communal gardens.



- TWO BEDROOMS
- PURPOSE BUILT FLAT
- SECOND FLOOR (TOP FLOOR)
- 121 YEARS REMAINING ON THE LEASE
- MODERN KITCHEN AND BATHROOM
- WELL PRESENTED THROUGHOUT
- ELECTRIC HEATING AND DOUBLE GLAZING
- ALLOCATED PARKING/ COMMUNAL GARDEN

**Pentland Place
Northolt
UB5 5DH**

Price Guide: £275,000



Accommodation

The accommodation briefly comprises an entry phone operated communal entrance with stairs to all floors. The apartment is located on the second floor, which is the top floor. The property has own front door opening to the entrance hall with doors to the living room, two bedrooms, a storage cupboard and the bathroom. The spacious living room has a Juliette balcony with a door to the kitchen. The modern kitchen is fitted with base and wall level units, a sink and drainer, an integrated fridge/ freezer, an integrated four ring electric hob with an overhead extractor hood and integrated electric oven. The modern bathroom comprises a panel enclosed bath with shower attachment, wash hand basin and low level w.c. Outside the property is a communal garden and there is allocated parking.

