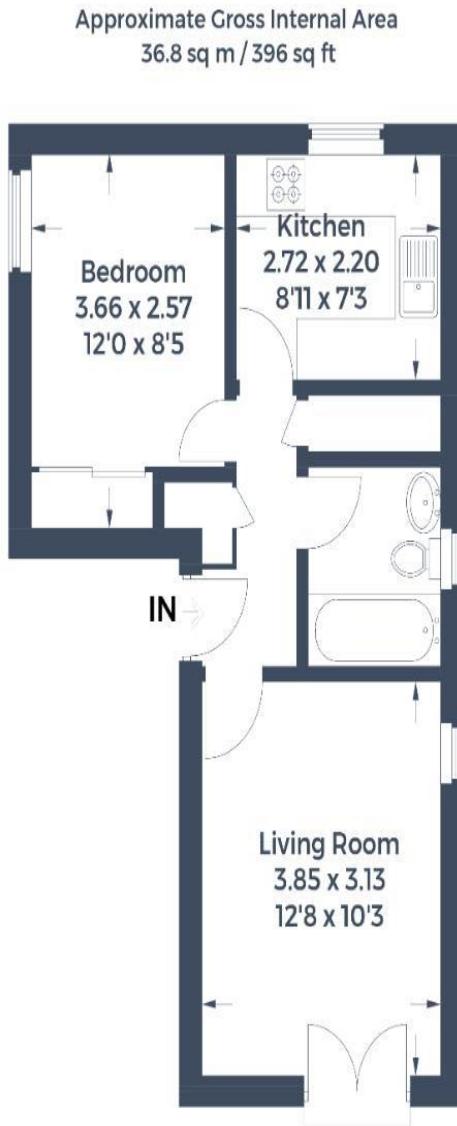


## Rabournmead Drive Northolt UB5 6YL

Price Guide: £220,000



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Leasehold - there are 261 years remaining on the lease

Service charge - £125.75 Pm

Ground rent - Peppercorn

London Borough of Hillingdon

Council tax band C -£1,656.80Pa

EPC =D

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

**sales: 020 8423 2222 lettings: 020 8423 0222**

[northolt@bennetholmes.com](mailto: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.



Bennett Holmes are pleased to offer this one bedroom, second floor (top floor) apartment. The property is situated within this popular, modern development in Northolt. The property is within easy access to both Northolt and South Ruislip's shopping and transport facilities including the Central Line stations and also the A40 and Hayes Bypass. Other benefits include 261 years remaining on the lease, an allocated parking space, double glazing, electric heating, a communal garden and no upper chain.



- ONE BEDROOM
- SECOND FLOOR (TOP FLOOR)
- MODERN DEVELOPMENT
- DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- ALLOCATED PARKING
- 261 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**Rabournmead Drive**  
**Northolt**  
**UB5 6YL**

**Price Guide:** £220,000



## Accommodation

The accommodation briefly comprises a secure entryphone operated communal entrance with stairs that lead to the flat located on the second floor (top floor). The flat has its own front door opening to the entrance hall with doors to all rooms; living room, bathroom, kitchen, bedroom and two storage cupboards. The kitchen is fitted with wall and base level units, a sink and drainer, a four ring electric hob with an overhead extractor hood and electric oven. Space for a fridge/ freezer and there is plumbing for a washing machine and dishwasher.

Outside the property are communal gardens and allocated parking.

