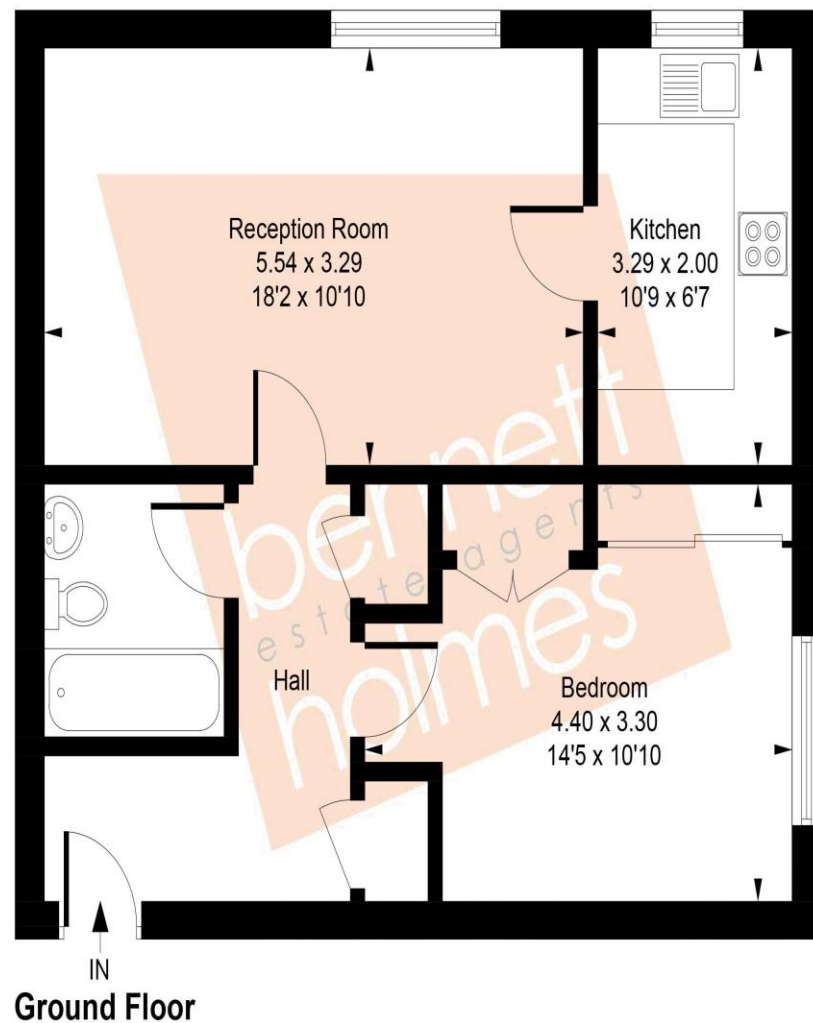


## Caledonian Court, Broadmead Road

Approximate Gross Internal Area  
49.50 sq m / 533 sq ft



Ground Floor

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 purchase.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold- 168 years remaining  
190 years from 24 June 2004  
Service charge- £109.50 PCM  
Borough of Ealing  
Council tax band- C - £1814  
EPC- B

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.

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

Price Guide: £220,000



Bennett Holmes are pleased to offer this well presented, bright and well proportioned one double bedroom purpose built flat located on the 1st floor of Caledonian Court. The property is situated at the front of the popular Grand Union Village which has its own shops, restaurant, medical centre and playgroup. There is also the marina and canal offering lovely views and walks. The property is convenient for commuters requiring the A40 in and out of London. The property is move in ready. Other benefits include 168 years remaining on the lease, access to residents parking and no upper chain.



- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- GRAND UNION VILLAGE
- 168 YEARS REMAINING ON THE LEASE
- WELL PRESENTED THROUGHOUT
- ACCESS TO RESIDENTS PARKING
- NO UPPER CHAIN
- MOVE IN READY

**23 Broadmead Road  
Northolt  
UB5 6FZ**

**Price Guide: £220,000**



### Accommodation

The accommodation briefly comprises an entry phone operated communal entrance with stairs and a lift to all floors. The apartment is located on the 1st floor. The property has own front door opening to the entrance hall with doors two storage cupboards, the bedroom, the bathroom and the reception room. From the reception room there is a door to the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine and space for a fridge/ freezer.

Outside the property are communal gardens and there is access to residents parking.

Leasehold- 168 years remaining

