



## 7 Vine Cottage St Mary's Avenue South

Norwood Green, Southall, UB2 4LG

£365,000 Share of Freehold



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A spacious, bright and airy modern apartment on the ground floor of this delightful development with direct access to communal gardens and swimming pool. The property comprises open plan lounge/kitchen, shower room and two good sized bedrooms. There is electric heating, double glazed windows and a separate garage.

## ENTRANCE HALL

Wood panelled flooring, airing cupboard housing hot water tank, Dimplex electric heater

## SHOWER ROOM

Fully tiled shower cubicle with wall mounted thermostatically controlled shower unit, vanity wash handbasin, low level w.c., extractor fan, shaver point, tiled flooring

## BEDROOM 1

Double glazed doors to garden, coved ceiling, large built in wardrobes

## BEDROOM 2

Double glazed doors to garden, built in wardrobes, Dimplex electric heater

## LOUNGE/KITCHEN

Lounge: Wood panelled flooring, Dimplex electric heater, double glazed window, double glazed doors to garden

Kitchen: single drainer one and a half bowl sink unit with mixer tap and waste disposal unit, extensive range of fitted wall and floor units, integrated electric oven and microwave, electric hob with extractor hood above, space for fridge freezer, plumbing for dishwasher and washing machine, tiled splashback, vinyl flooring

## OUTSIDE

Beautiful communal gardens, mainly laid to lawn with flower borders, enclosed by brick walls, patio space available for barbecues, swimming pool

## GARAGE

Approached via St Mary's Avenue South, power and light

## LEASE

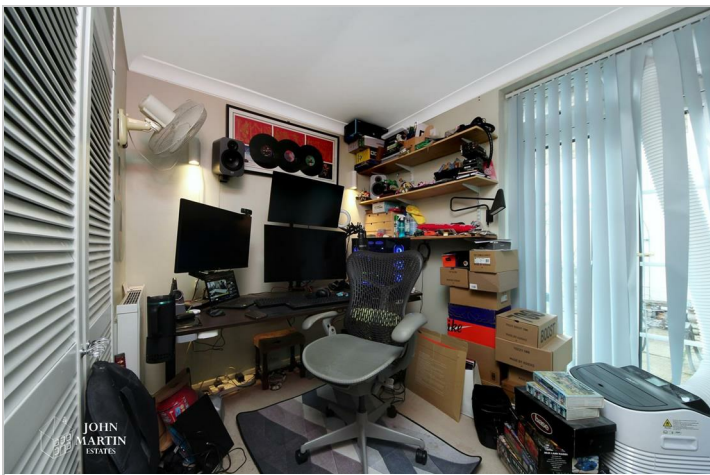
73 years remaining

## MAINTENANCE FEE

£200 per calendar month

## COUNCIL TAX

Band D



## Road Map



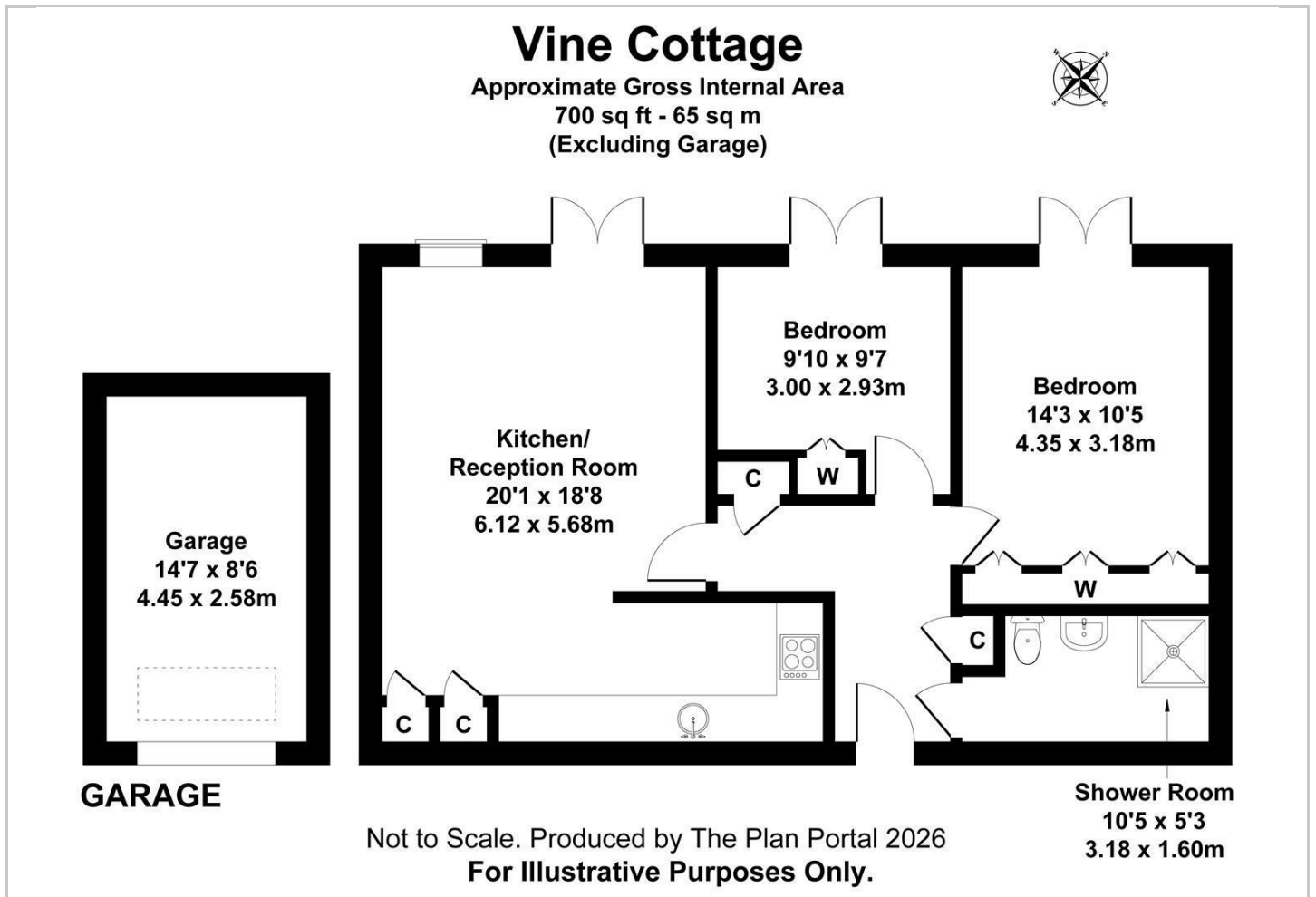
## Hybrid Map



## Terrain Map



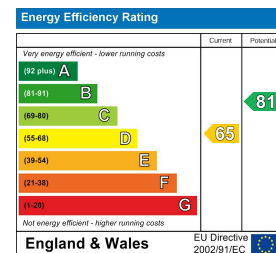
## Floor Plan



## Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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