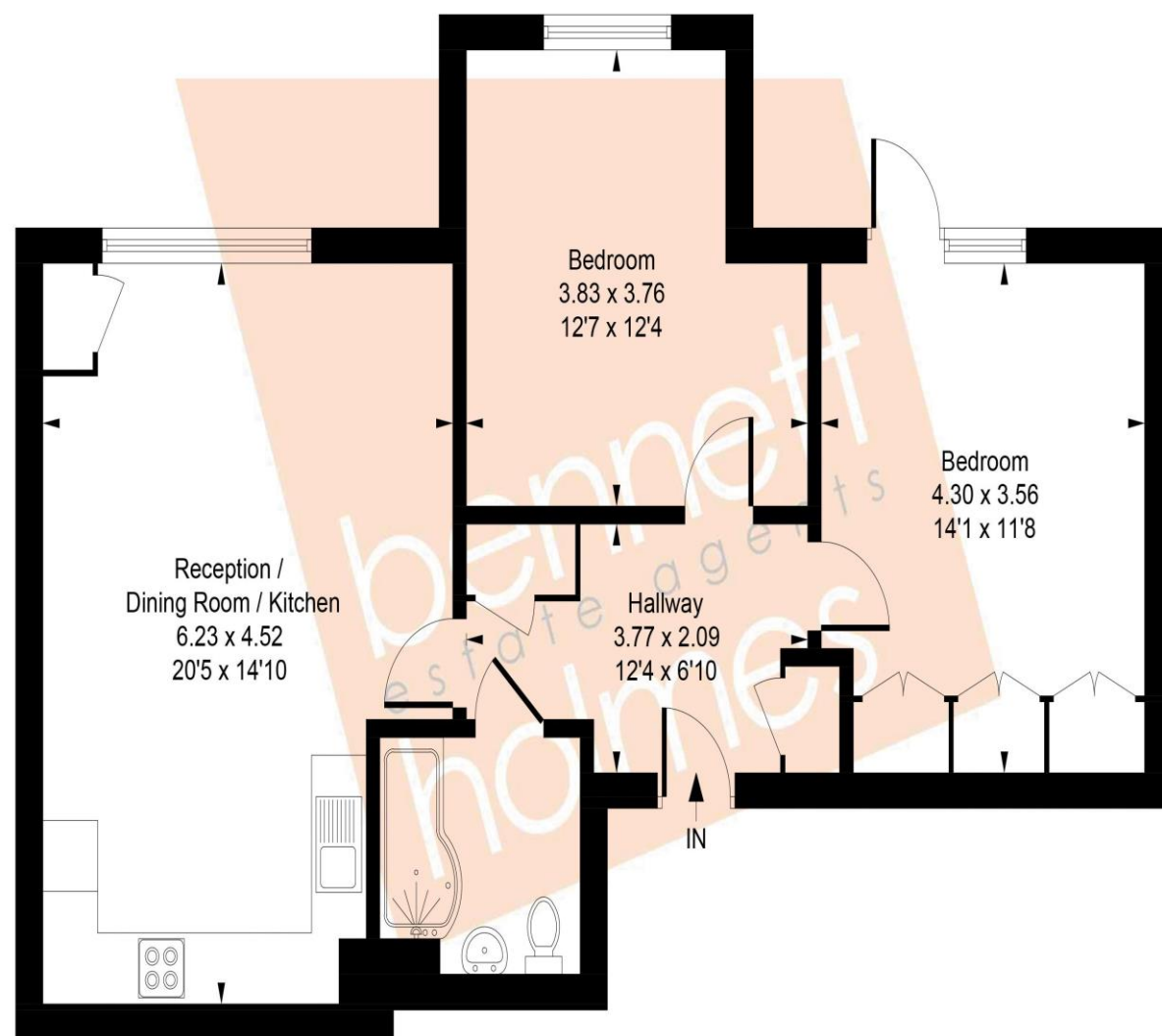


Palma Court, Whitton Avenue West

Approximate Gross Internal Area
68.41 sq m / 736 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 purchase.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold - there are 110 years remaining on the lease.

Service charge -around £260 PCM

Ground rent -£200 PA

London Borough of Ealing

Council tax band C- £1,814 PA

EPC =B

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.

Whitton Avenue West Greenford UB6 0DZ

Price Guide: £350,000



Bennett Holmes are pleased to offer this well presented two double bedroom, first floor flat in a modern block situated on the borders of Northolt and Greenford. The block does have lift access and is located within walking distance to the shops and bus links at Oldfields Circus and is 0.7 miles to Sudbury Hills shopping and transport facilities which includes Sudbury Hill's Piccadilly line Station and Sudbury Hill's National Rail Station. Local schools are also close by. The property is in good decorative order throughout with benefits including 110 years remaining on the lease, gas central heating, allocated parking, a private balcony and a communal roof terrace.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR PURPOSE BUILT FLAT
- LIFT ACCESS IN THE BLOCK
- 110 YEARS REMAINING ON THE LEASE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING
- PRIVATE BALCONY AND COMMUNAL ROOF TERRACE
- 0.7 MILES TO SUDBURY HILL TUBE/ TRAIN STATIONS

Whitton Avenue West Greenford UB6 0DZ

Price Guide: £350,000



Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs and a lift to all floors. This flat is located on the first floor. The property has own front door opening to the entrance hall with doors to two double bedrooms, two storage cupboards, the bathroom and the open plan living area/ kitchen. From bedroom one there is a door to the private balcony. The modern kitchen is fitted with wall and base level units, a sink and drainer, a 4 ring gas hob with an overhead extractor hood, a built-in electric oven and a built-in fridge/ freezer. The living area has a Juliette balcony.

The property comes with an allocated parking space.

Palma Court has a communal roof terrace, the entrance for this is from the top floor.

