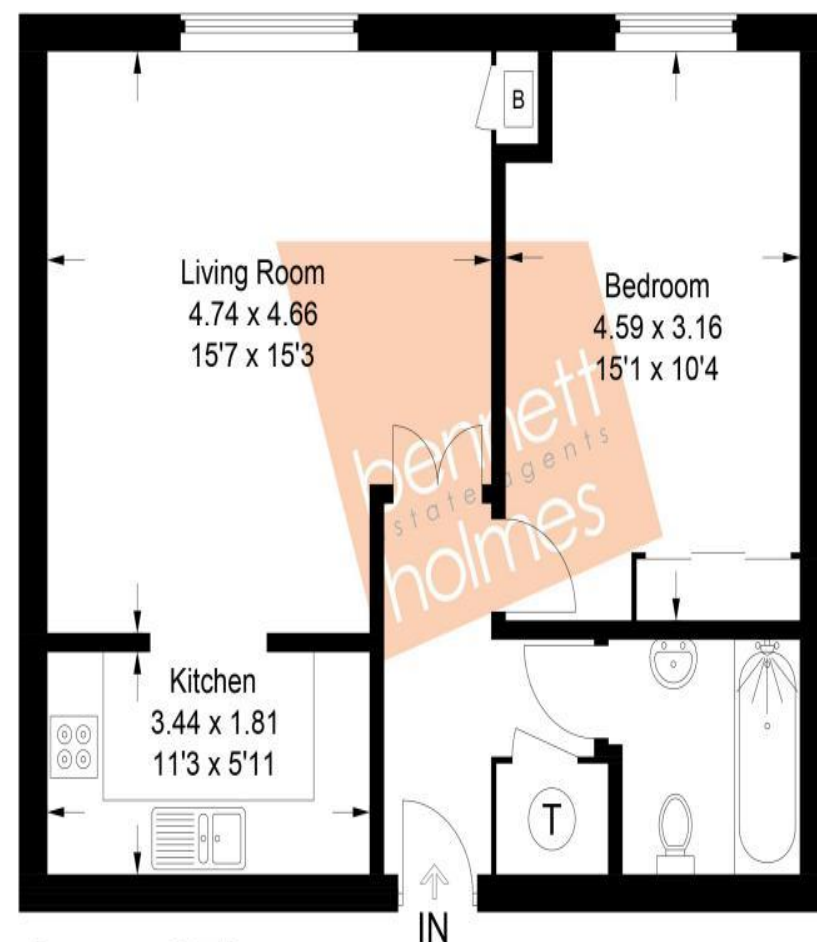


William Perkins Court

Approximate Gross Internal Area
53.7 sq m / 578 sq ft



Ground Floor

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 103 years remaining on the lease
Service charge - £173 PCM which includes water rates.
Building insurance - £315 PA
Ground rent - £250 PA
London Borough of Ealing
Council tax band C - £1,731.86
EPC =C

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.

William Perkins Court, 1089 Greenford Road Greenford UB6 0AJ

Price Guide: £250,000



Bennett Holmes are pleased to offer this larger than average one bedroom, well presented ground floor floor apartment located on the Greenford Road. The property is within easy reach of the local shops and transport facilities to include the Sudbury Hill tube station within 0.4 miles. Other benefits include: long lease, entry phone system, one large double bedroom, entrance room, modern kitchen, bathroom, secure underground parking and no upper chain.



- ONE BEDROOM
- GROUND FLOOR
- PURPOSE BUILT FLAT
- SECURE UNDERGROUND PARKING
- WELL PRESENTED THROUGHOUT
- 0.4 MILES TO SUDBURY HILL TUBE STATION
- 103 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**William Perkins Court, 1089
Greenford Road
Greenford
UB6 0AJ**

Price Guide: £250,000



Accommodation

The communal entrance has stairs and a lift to all floors. Located on the ground floor the front door opens to an entrance hall room with laminated wooded floor and entry phone system, doors to the storage cupboard, bathroom, bedroom and the living room area. The bathroom comprises low level WC, wash hand basin, panel enclosed bath with mixer tap and shower attachment, extractor fan, tiled walls and tiled floors. The bedroom has mirrored wardrobes and laminated flooring. The living room has laminated floor, a built in cupboard which houses the boiler and an arch to the modern kitchen. The kitchen has wall and base level units, a sink and drainer, space for a fridge/ freezer, plumbing for washing machine and dish washer, a 4 ring gas hob with extractor hood and an inbuilt electric oven.

The property has a allocated parking space in secure underground parking.

