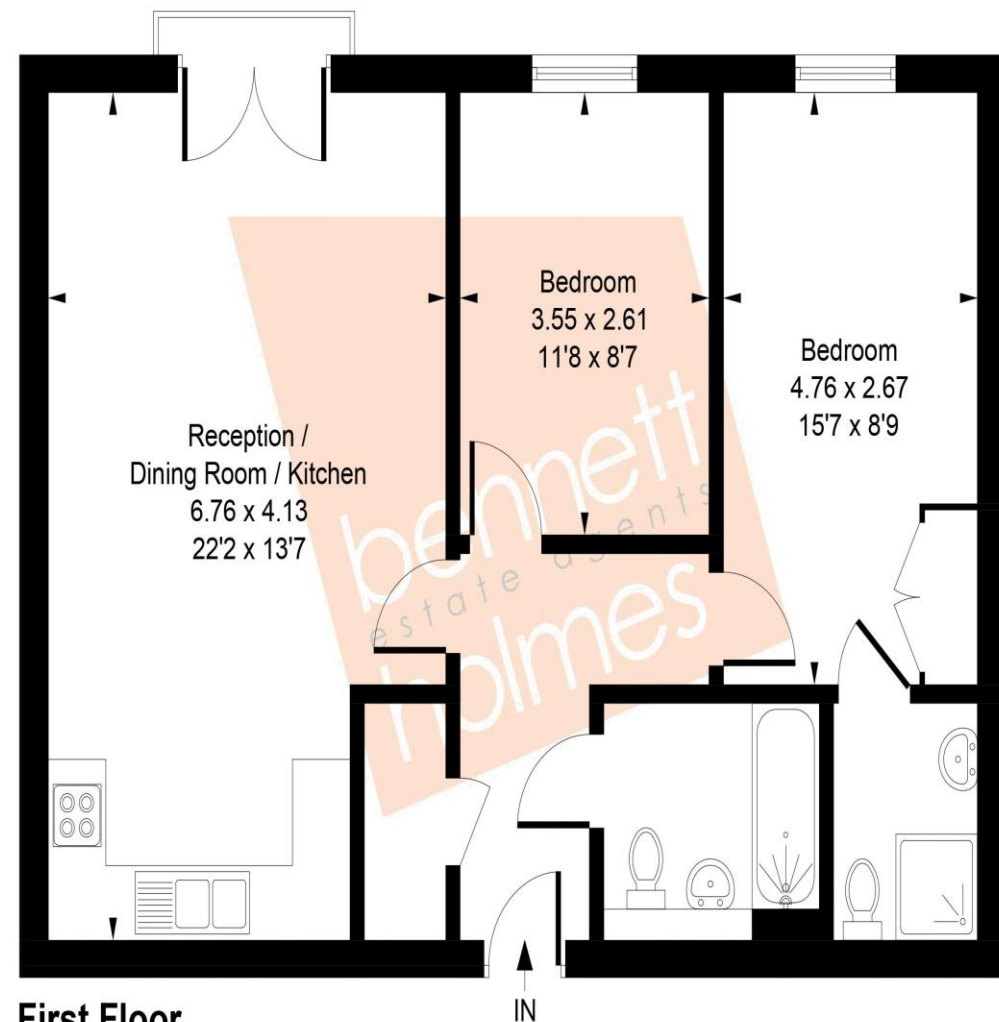


Brecon House, Taywood Road

Approximate Gross Internal Area
66.45 sq m / 715 sq ft



First 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.

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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- 107 years remaining
125 years from 1 January 2008
Service Charge- £312.23 PCM in 2025,
2026 TBC
Ground Rent- £250 PA
Borough of Ealing
Council Tax Band D- £2,138.53
EPC- C

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.

Brecon House, Taywood Road Northolt UB5 6GU

Price Guide: £290,000



Bennett Holmes are pleased to offer this modern, two double bedroom, two bathroom purpose built flat located on the 1st floor of Brecon House. The property is situated in the ever 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. Other benefits include lift access in the block, 107 years remaining on the lease, open plan kitchen/ reception room, master bedroom with en suite shower room, gas central heating, double glazing and allocated gated underground parking.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR WITH LIFT ACCESS
- PURPOSE BUILT FLAT
- TWO BATHROOMS
- MODERN CONDITION THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GATED UNDERGROUND PARKING
- 107 YEARS REMAINING ON THE LEASE

**Brecon House, Taywood Road
Northolt
UB5 6GU**

Price Guide: £290,000



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 to a storage cupboard, the bathroom, two double bedrooms and the open plan reception room/ kitchen. The master bedroom has a fitted wardrobe and a door to the ensuite shower room with WC. The front aspect reception room has Juliette balcony and is open plan with the kitchen. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and integrated electric oven. There is an integrated fridge/ freezer and integrated washing machine.

Outside the property there is a gated underground car park with allocated parking. There is also a Canal offering lovely views and walks.

