



## Rectory Road, Southall, UB2 4EN

- Two Bedroom
- Modern Bathroom Suite
- Modern Fitted Kitchen
- Share of Freehold
- EPC Rating B
- Ground Floor Apartment
- Open Plan Living Area
- Front & Rear Gardens
- Built in 2020
- Fitted Wardrobes Throughout

**Asking Price £390,000**



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**\*\*SHARE OF FREEHOLD\*\*FRONT & REAR GARDENS\*\*BUILT IN 2020\*\***

Situated in Kendra Court, Rectory Road is this immaculate, two bedroom ground floor apartment. The development was built in 2020 and boasts unique features with having both a front and rear garden along with a share of the freehold.

The property internally comprises entrance hall, open plan living area incorporating a modern fitted kitchen with integrated appliances, large cupboard for storage in the hall, modern three piece bathroom suite and two double bedrooms, both benefiting from fitted wardrobes. Outside, the rear garden is accessible through the master bedroom and also has rear access and to the front a part paved, part lawn garden.



Kendra Court is located a short distance from Southall Broadway where there is a wide selection of shops that cater for every day needs. There are also excellent road connections to Heathrow Airport, the A40, M40 and M25 along with plenty of bus routes in the area with two located along Norwood Road adjacent to Kendra Court with direct links to Hounslow, Northolt and Perivale. Nearby is Southall's railway station with fast connections to Ealing Broadway and Paddington as well as Slough and Reading.

Share of Freehold

Lease Remaining 120 Years

Service Charge (Includes Buildings Insurance) £1,800 - £2,100 Per Annum

Ground Rent £0 Per Annum





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# Ground Floor

## 2 Bedroom Apartment



Total Area:  
61.23m<sup>2</sup>  
658.79ft<sup>2</sup>



Living/ Dining/ Kitchen:  
6.79m x 5.31m  
22' 3 1/2" x 17' 5"



Bedroom 1:  
3.82m x 3.51m  
12' 6" x 11' 6"

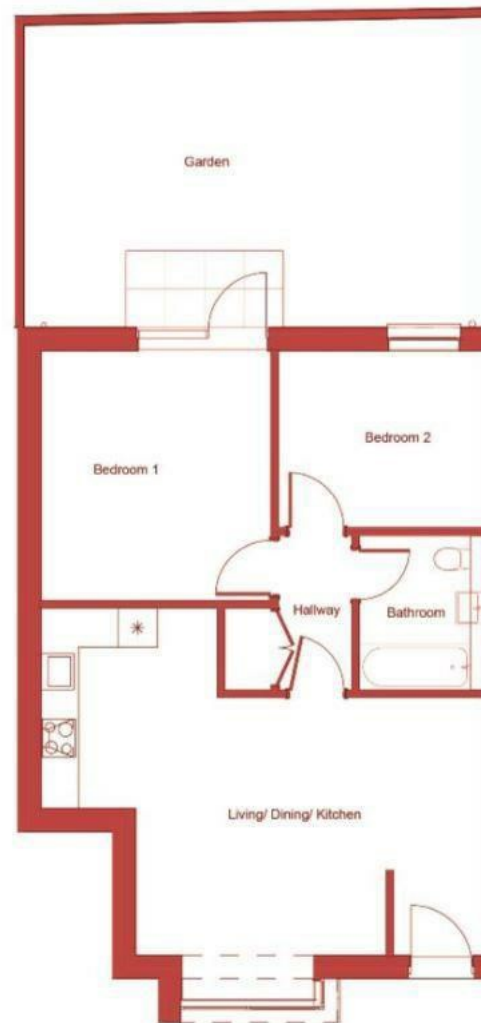


Bedroom 2:  
3.16m x 2.70m  
10' 4 1/2" x 8' 10 1/2"



Bathroom:  
2.37m x 1.92m  
7' 9" x 6' 3 1/2"

Plans are not to scale and are for indicative purposes only. Measurements have been taken from architectural plans and represent maximum dimensions. These dimensions may vary during construction. While every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate. The buyer is advised to verify all details before purchase and should not rely on the illustrations or images which form part of the sales literature.



### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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