



Vicars Bridge Close, , Wembley, HA0 1YG

- Long Lease
- Ideal for first-time buyers
- Ground floor flat
- Close to public transport
- One car parking space
- Great investment opportunity

Offers Over £300,000



Vicars Bridge Close, , Wembley, HA0 1YG

DESCRIPTION

Hunters Stanmore are pleased to present this well-proportioned two-bedroom ground floor flat, offering an excellent opportunity for first-time buyers or investors alike.

The property features a practical and generous layout comprising a spacious reception room, separate kitchen and bathroom. The reception room is bright and versatile, providing ample space for both relaxing and entertaining.

Both bedrooms are well sized, offering comfortable accommodation and flexibility for use as a guest room, home office or additional storage. The kitchen is fitted with a range of cupboards and work surfaces, providing functional space for everyday cooking.

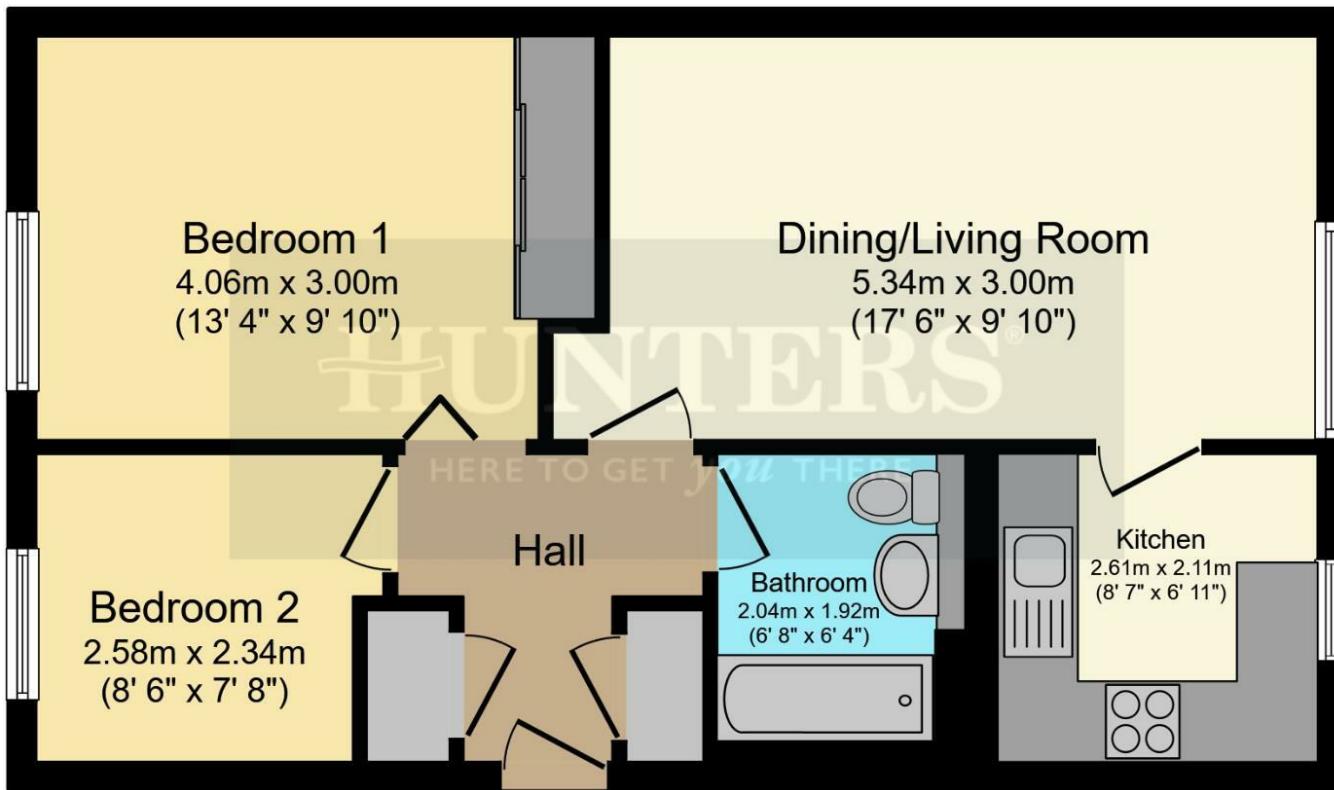
The bathroom is neatly arranged and serves the property well, offering convenience for residents and visitors.

Further benefits include allocated parking and a ground floor position, adding to the property's overall practicality. Ideally located close to public transport links and local amenities, the flat is well suited for commuters and everyday living.

This property represents a fantastic opportunity to step onto the property ladder or secure a solid investment. Early viewing is highly recommended.







Total floor area: 51.3 sq.m. (552 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact stanmore@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) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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.