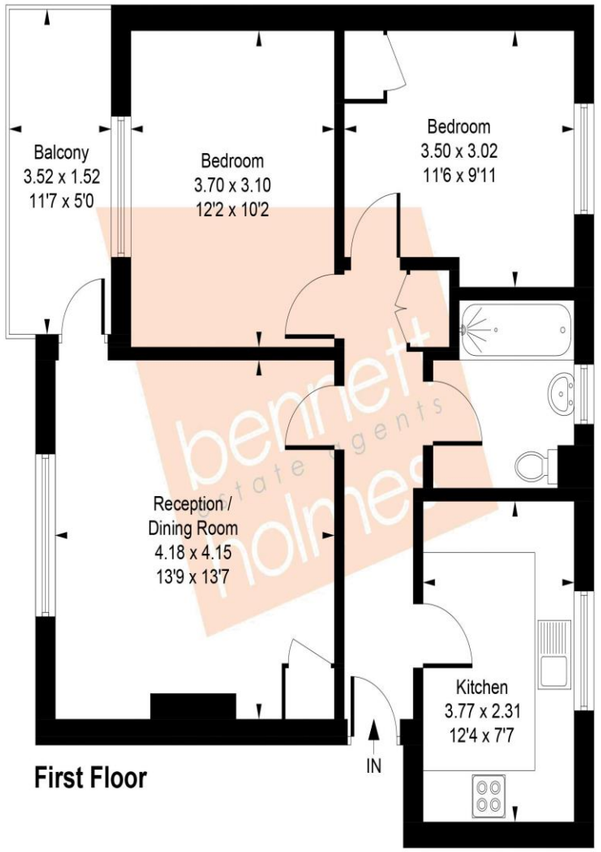
Dabbs Hill Lane, Northolt

Approximate Gross Internal Area
62.23 sq m / 670 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@bennettholmes.com

Leasehold- 119 years lease remaining
125 years from 27/07/2020
Service Charge- £209 PCM
Ground Rent- £10 PA
Borough of Ealing
Council Tax Band C- £1,814 PA
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.

44 Dabbs Hill Lane Northolt UB5 4AG

Price Guide: £310,000

Bennett Holmes are pleased to offer this larger than average two double bedroom, first floor flat situated in a residential and convenient location in Northolt. The property is within 0.5 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Also nearby is Northolt's leisure centre, local schools and parks. Other benefits include a balcony, double glazed windows, gas central heating and a long lease of 119 years remaining.

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- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- PURPOSE BUILT FLAT
- LOUNGE WITH BALCONY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LEASE OF 119 YEARS REMAINING
- CONVENIENT LOCATION

44 Dabbs Hill Lane
Northolt
UB5 4AG

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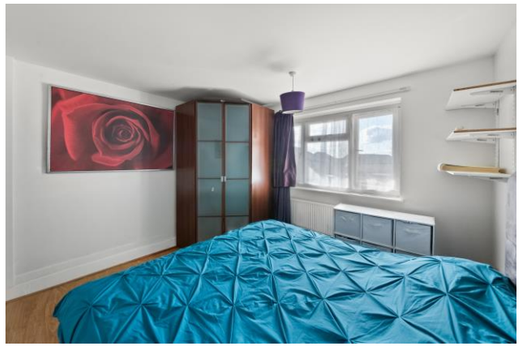
Accommodation

The communal entrance has stairs leading to the first floor where the flat is located. Own front door leads to the entrance hall with a storage cupboard and doors to all rooms. The front aspect lounge has wood flooring and a door to the balcony. The fitted kitchen has a range of base and eye level units, a single drainer sink unit, plumbing for washing machine, a wall mounted boiler and gas cooker point with space for freestanding cooker. There are two double bedrooms both with laminated wooden flooring. The bathroom comprises a wash hand basin, low level w.c. and a bath with mixer tap and shower over.

Outside there are communal gardens mainly laid to lawn.