

Rolfe East



Huxley Close, Northolt, UB5 5UA

£189,950 Leasehold

- Two bedroom apartment
- Separate kitchen from lounge
- First floor
- Residents parking
- Good condition
- Chain free sale
- Convenient for Northolt Station
- Cash buyers only

A very spacious and well presented two bedroom first floor apartment, brought to the market for sale without any onward chain, well located for transport links.

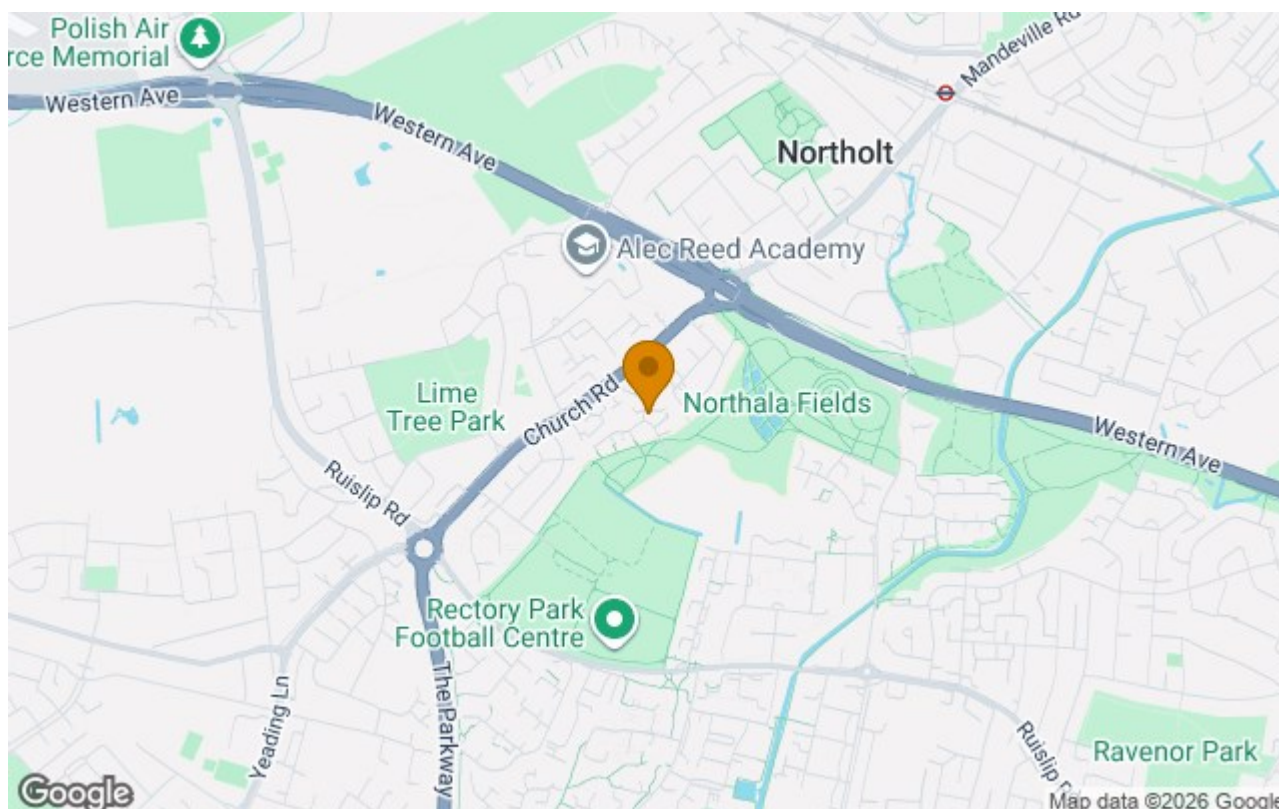
This lovely property is situated on the first floor of this well maintained purpose built apartment block, and each room has large double glazed windows which allows lots of light through. There is also gas central heating and lovely modern flooring laid throughout and the accommodation comprises a welcoming hallway, a lounge/dining room, spacious separate kitchen, two well proportioned double bedrooms and a shower room. Outside, there are well maintained communal grounds and residents parking.

Huxley Close is a cul-de-sac, well located under a mile from Northolt station, giving fast Central Line access into London. There are also multiple bus links close by which serve the surrounding areas and beyond. There are many shops, supermarkets and coffee shops nearby, as well as the popular open spaces of Northala Fields.

The property has been valued to reflect a 56 year lease, so cash buyers only please.



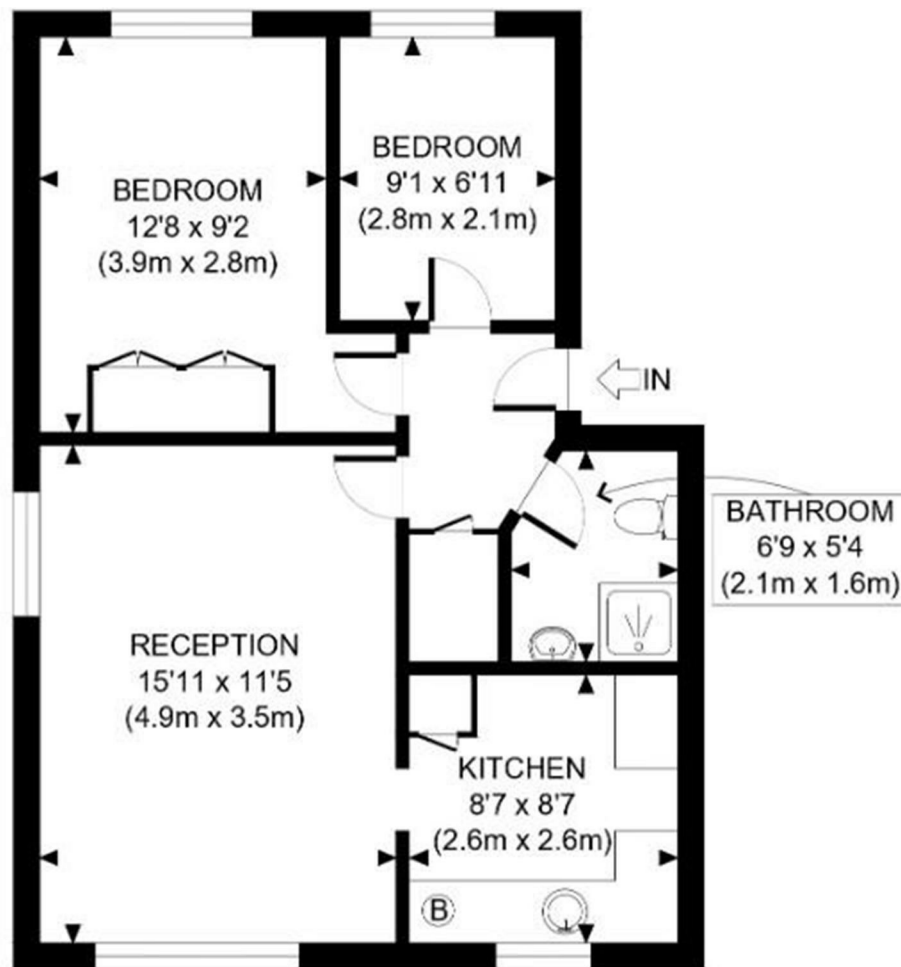
Council Tax Band: C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 540 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 540 SQ FT/ 50 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. Services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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