







Coraline Close, Southall, UB1 2YP

- Master Bedroom with Fitted Wardrobes
- Good Condition Throughout
- Entry Comm System
- Long Lease 900+ Years
- EPC Rating C
- Second Floor Flat
- Allocated Parking Space
- Share of Freehold
- Attractive Service Charge & Ground Rent Costs
- Council Tax Band C

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Asking Price £240,000

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DESCRIPTION

Situated in Coraline Close in Southall is this well presented, one bedroom second floor flat situated in a quiet location off Adrienne Avenue. The property is perfect for first time buyers looking to step onto the property ladder with this property being ready to move in!

The property comprises entrance hall, master bedroom with fitted wardrobes, three piece bathroom suite, modern fitted kitchen and reception room. Outside, the property has an allocated parking space alongside communal gardens. Entry comm system into the building provides an extra sense of safety and the property also benefits from having a share of the freehold. The current lease is over 900 years and the combined ground rent and service charge costs are approximately £1,000 per year.

Coraline Close is situated in a convenient residential location in Southall, offering easy access to Southall Town Centre with its wide range of shops, restaurants and local amenities. Southall Station, providing Elizabeth Line services into Central London, is within easy reach, alongside excellent bus routes, local schools and nearby parks. The area also benefits from convenient road links, making it ideal for commuters and families alike.









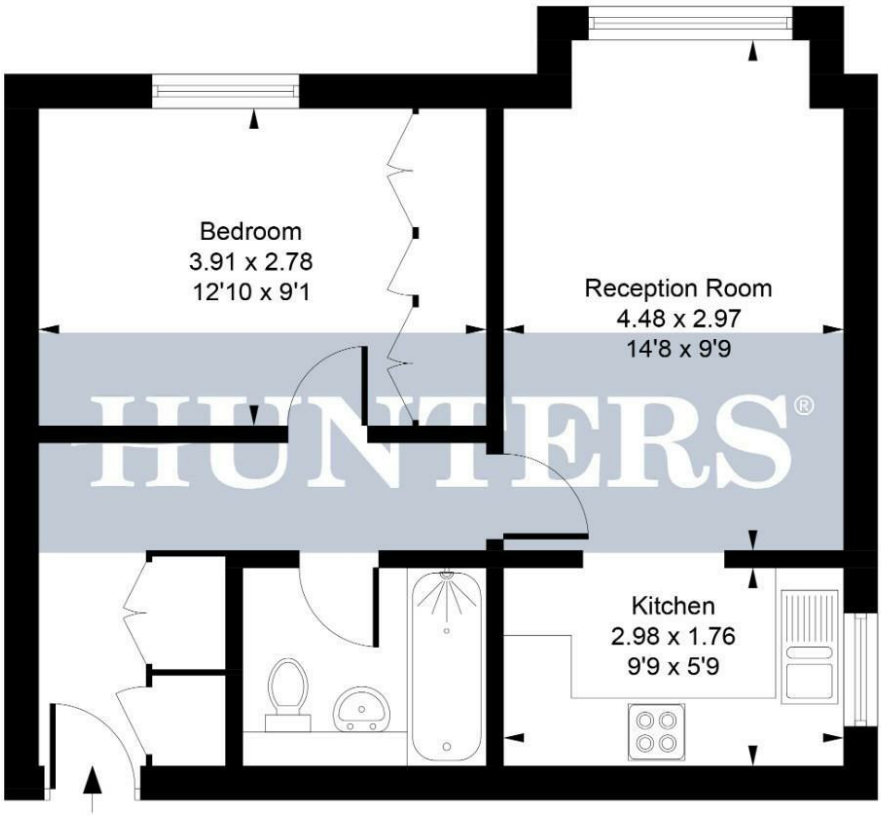








Approximate Gross Internal Area
42.61 sq m / 459 sq ft



Second 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.

Produced for Hunters

Viewings

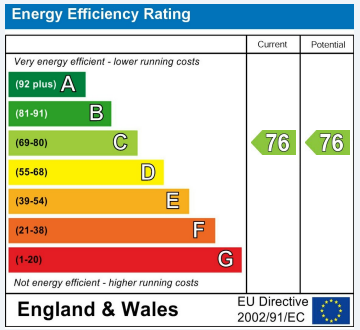
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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