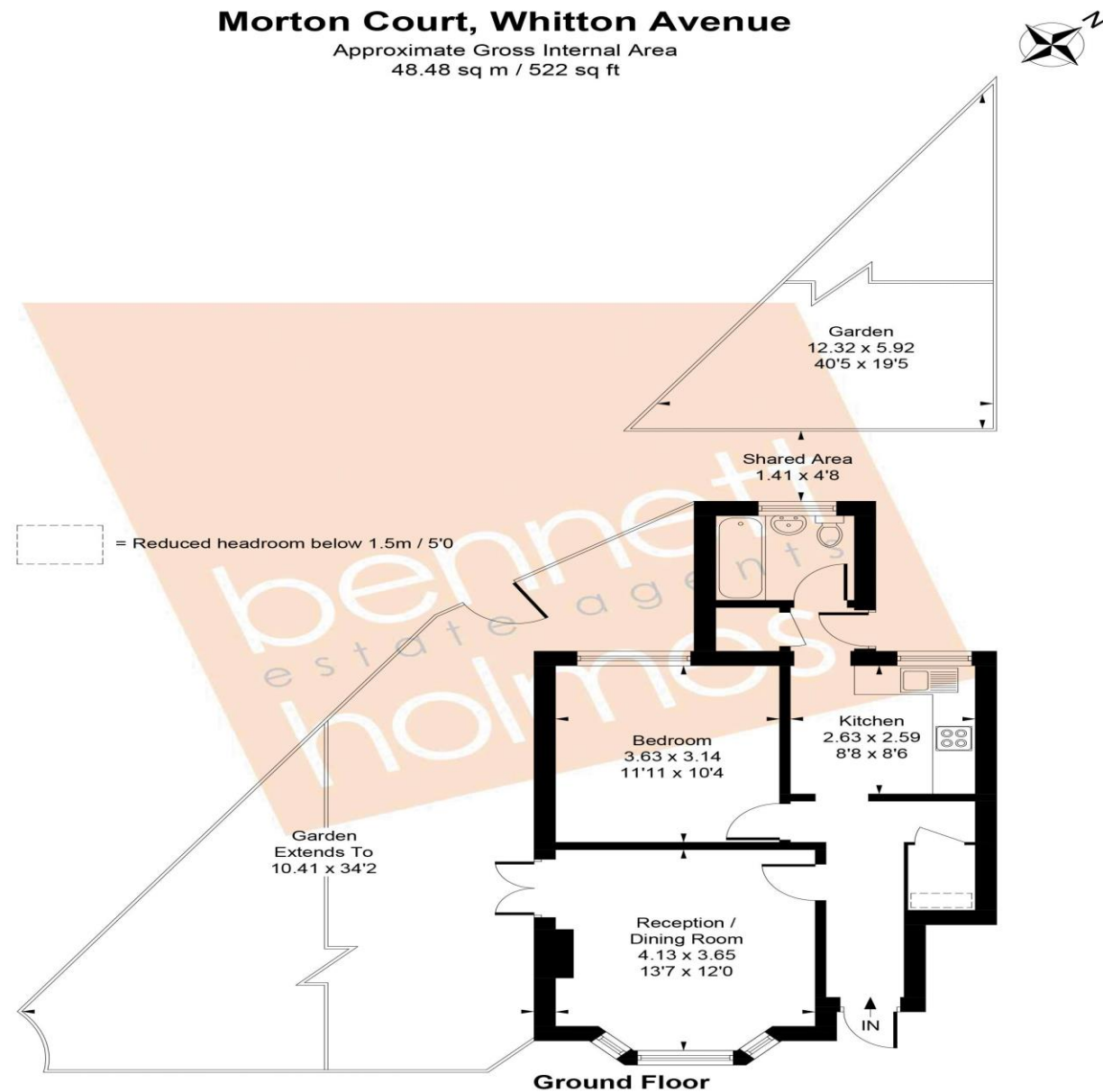


Morton Court, Whitton Avenue

Approximate Gross Internal Area
48.48 sq m / 522 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 purchaser.
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Leasehold
994 years remaining
999 years from and including 25 March 2021
Service charge- £15 PCM
No ground rent
Borough of Ealing
Council tax band B- £1587
EPC- D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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.

Whitton Avenue West Northolt UB5 4JY

Price Guide: £295,000



Bennett Holmes are pleased to offer this modern, one double bedroom purpose built ground floor maisonette in Northolt. The property is within close distance to local shops, schools and transport. 0.3 miles to Northolt Park's Chiltern Railway Line station and 0.7 miles to Northolt's Central Line station. Other benefits include modern kitchen and bathroom, over 990 years remaining on the lease, £15 PCM service charge, no ground rent, own section of front, side and rear gardens, double glazed windows and gas central heating (new boiler installed this year).



- ONE BEDROOM
- GROUND FLOOR MAISONETTE
- FULLY MODERNISED THROUGHOUT
- NEW BOILER INSTALLED THIS YEAR
- DOUBLE GLAZED WINDOWS
- OVER 990 YEARS REMAINING ON THE LEASE
- £15 PCM SERVICE CHARGE/ NO GROUND RENT
- OWN SECTION OF FRONT, SIDE AND REAR GARDENS

**Whitton Avenue West
Northolt
UB5 4JY**

Price Guide: £295,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to a storage cupboard, the living room, the bedroom and the kitchen. The front aspect living room has double glazed patio doors to the private side garden. The modern kitchen is fitted with wall and base level units, a sink, a 4 ring gas hob with an overhead extractor hood and integrated electric oven. Integrated fridge/ freezer and integrated washer/ dryer. From the kitchen there is a square arch into the lobby area with a built in storage cupboard housing the boiler (which was new this year) and there are doors to the rear garden and the bathroom. The modern bathroom comprises a white three piece suite; WC, wash hand basin and panel enclosed bath. With tiled walls and flooring. Outside the property to the side has its own private garden which is mainly laid to lawn with a patio accessed from the front living room area. There is also a section of rear garden and to the front is a section of front garden.

