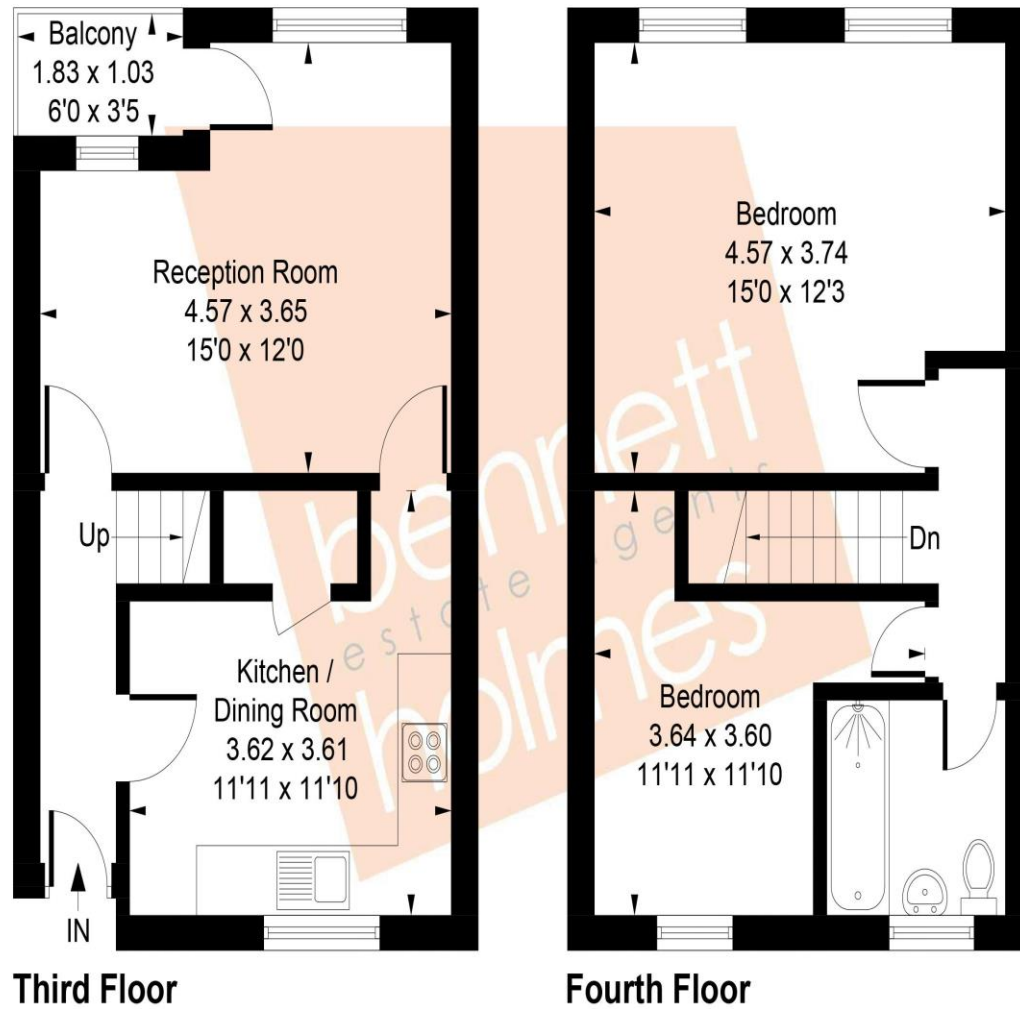


Radcliffe Way

Approximate Gross Internal Area
Third Floor = 32.11 sq m / 346 sq ft
Fourth Floor = 34.50 sq m / 371 sq ft
Total = 66.61 sq m / 717 sq ft



Third Floor

Fourth 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.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold
A new lease of 175 years upon completion
Service Charge- £121 PCM
Ground Rent- £10 PA
London Borough of Ealing
Council tax band- B - £1587
EPC- C

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.

Radcliffe Way Northolt UB5 6HL

Price Guide: £255,000



Bennett Holmes are pleased to offer this two bedroom, split level flat located on the second and the third floor (top floor). The property is situated in a residential location off Yeading Lane in Northolt. The property is within easy reach of local shopping facilities, bus links, schools, the A40 in and out of London and Hayes Bypass. Other benefits include a new lease of 175 years upon completion, gas central heating, double glazed windows and no upper chain.



- TWO DOUBLE BEDROOMS
- PURPOSE BUILT FLAT
- SPLIT LEVEL
- SECOND AND THIRD FLOOR
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- A NEW LEASE OF 175 YEARS UPON COMPLETION
- EASY ACCESS TO THE A40 IN AND OUT OF LONDON
- NO UPPER CHAIN

**Radcliffe Way
Northolt
UB5 6HL**

Price Guide: £255,000



Accommodation

The accommodation briefly comprises a communal entrance, with stairs leading up to the second floor leading to the flats front door. The front door opens to the entrance hall with doors to the kitchen and the lounge. The kitchen is fitted with wall and base level units, sink and drainer, space for a fridge/ freezer and plumbing for a washing machine. The lounge has a door to a balcony area. Stairs lead to the first floor landing with doors to two double bedrooms and the bathroom.

Outside the property is communal parking.

Leasehold – A new lease of 175 years upon completion
 Service Charge- £121 PCM
 Ground Rent- £10 PA

