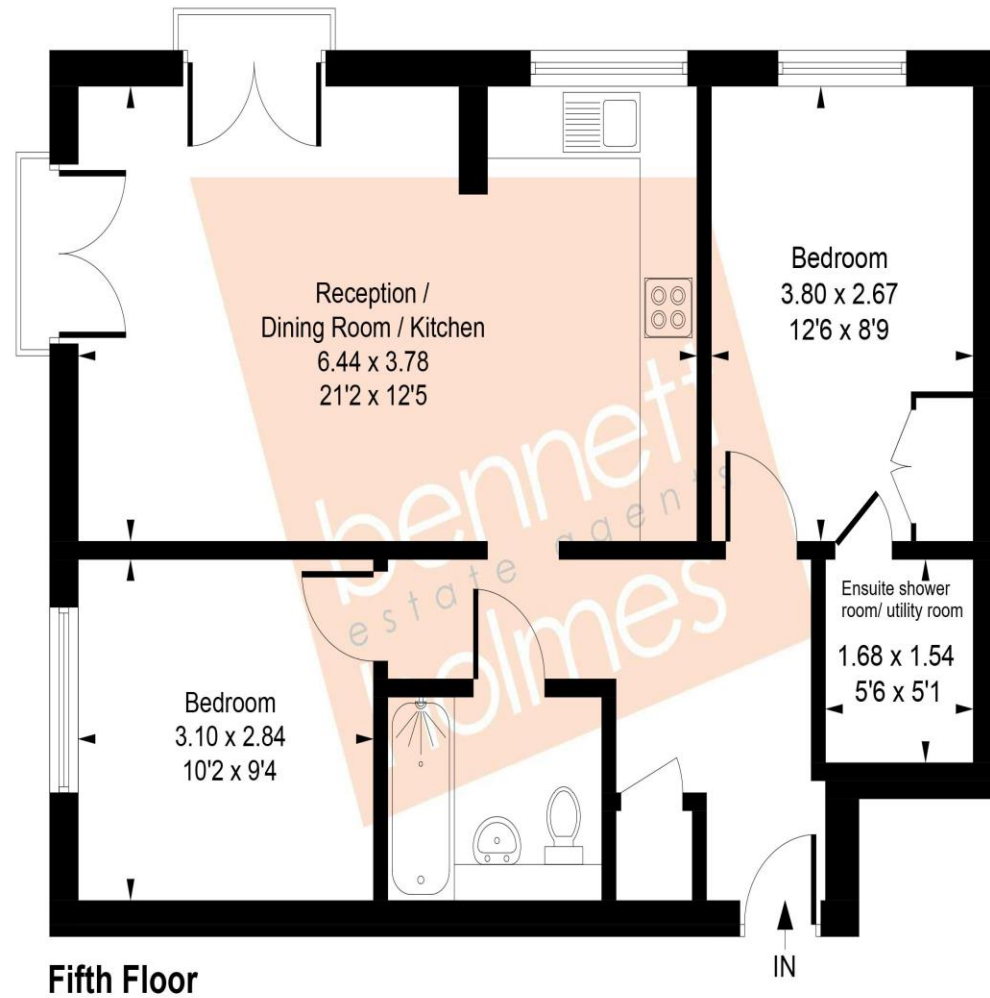


Caldon House, Waxlow Way

Approximate Gross Internal Area
62.90 sq m / 677 sq ft



Fifth 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.

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Leasehold
103 years remaining on the lease
125 years from 1 January 2004
Service charge - £190 PCM
Ground rent - £280 PA
London Borough of Ealing
Council tax band - C - £1814
EPC- B

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.

Caldon House, Waxlow Way Northolt UB5 6FN

Price Guide: £320,000



Bennett Holmes are pleased to offer this modern, two double bedroom purpose built flat located on the 5th floor of Caldon House. The property is a corner flat and has two dual aspect Juliette balconies in the living room, both offering stunning Marina views. The master bedroom also has Marina views. The property is situated in the ever popular Grand Union Village which has its own shops, restaurant, medical centre and playgroup. There is also the marina and canal offering lovely views and walks. The property is convenient for commuters requiring the A40 in and out of London. Other benefits include 103 years remaining on the lease, master bedroom with en suite shower room currently arranged as a walk in wardrobe/ utility room, an open plan kitchen/ lounge, gas central heating, double glazed windows and gated underground parking.



- TWO DOUBLE BEDROOMS
- PURPOSE BUILT FLAT
- 5TH FLOOR WITH LIFT ACCESS
- MODERN CONDITION THROUGHOUT
- DUAL ASPECT MARIANA VIEWS
- CORNER FLAT
- WALK IN WARDROBE/ UTILITY ROOM
- UNDERGROUND GATED PARKING

**Caldon House, Waxlow Way
Northolt
UB5 6FN**

Price Guide: £320,000



Accommodation

The accommodation briefly comprises an entry phone operated communal entrance with stairs and a lift to all floors. The apartment is located on the 5th floor. The property has own front door opening to the entrance hall with doors to a large storage cupboard, the bathroom, two bedrooms and the open plan modern kitchen/ living room. There are two double bedrooms. The master bedroom has fitted wardrobes and a door to the ensuite shower room currently arranged as a walk in wardrobe/ utility room with a washing machine and tumble dryer installed. The modern kitchen is fitted with a sink and drainer, an integrated 4 ring electric hob with an overhead extractor, space for a fridge/ freezer and is open plan to the living room. This property is a corner flat and has two dual aspect Juliette balconies in the living room both offering stunning Marina views. The master bedroom also has Marina views.

Outside the property is a Marina, Canal, communal gardens offering lovely views and walks. There is an underground, gated car park with permit parking.

