



Pentland Place | | Northolt | UB5 5DH

David Conway and Co are sole agents marketing this two bedroom ground floor ex local authority flat. Ideal for buy to let investors or first time buyers the flat is also offered with no upper chain. Benefiting from internal redecoration the development is situated just off Church Road (A40) and is conveniently located for bus routes to surrounding areas and Heathrow Airport. The lease stands in excess of 100 years.

Asking Price Of £295,000

Leasehold



- 2 BED GROUND FLOOR FLAT
- EX LOCAL AUTHORITY
- REDECORATED + NEW CARPETS
- 18'5 X 12'0 RECEPTION
- 11'0 X 6'2 KITCHEN
- ELECTRIC STORAGE HEATERS
- ALLOCATED PARKING
- NO CHAIN
- 100+ YEARS LEASE
- CLOSE TO BUS ROUTES

Property Description

COMMUNAL ENTRANCE DOOR
With entryphone system.

ENTRANCE DOOR

HALLWAY
Airing cupboard, electric heater.

RECEPTION
18' 5" x 12' 0" (5.61m x 3.66m) Hardwood glazed window,
electric storage heater. Hardwood glazed door to communal
gardens.

KITCHEN

11' 0" x 6' 2" (3.35m x 1.88m) Fitted kitchen comprising range
of wall units with matching base units with laminated worktops
over, inset stainless steel single bowl single drainer sink unit
with mixer taps. Plumbed for washing machine, oven, fitted
electric hob, space for fridge freezer, part tiled walls, tiled floor,
hardwood framed window.

BEDROOM ONE

10' 11" x 8' 7" (3.33m x 2.62m)
Hardwood framed window.

BEDROOM TWO

10' 11" x 5' 9" (3.33m x 1.75m) Hardwood framed window, built
in cupboard, electric storage heater.

BATHROOM

Modern white suite comprising acrylic panelled bath with mixer
taps and shower unit over. pedestal wash hand basin, low
level w.c., Tiled walls, tiled floor, hardwood framed window.

ALLOCATED PARKING

COMMUNAL GARDENS

LEASE - 100 YEARS + (AS ADVISED)

SERVICE CHARGE - £1,000 PER ANNUM (AS ADVISED)

GROUND RENT - £100 PER ANNUM (AS ADVISED)

Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



