



Hill Court | Newmarket Avenue | Northolt | UB5 4EW

Offering a fantastic return for any buy to let investor David Conway and Company are sole agents on this large two double bedroom third floor flat. Requiring a cosmetic update to unlock its full potential the property is offered with no upper chain. We are expecting high volumes of interest due to the competitive asking price so book your viewing now.

Asking price of £189,950

- 3RD FLOOR 2 BEDROOM FLAT
- GOOD SIZED ROOMS
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENTRYPHONE
- IDEAL BUY TO LET PROPERTY
- IDEAL FOR FIRST TIME BUYER
- NO UPPER CHAIN



ENTRANCE Lift to all floors. hardwood Entrance door to :-

HALLWAY Entryphone, radiator, doors to -

RECEPTION ROOM 15' 8" x 11' 5" (4.78m x 3.48m) Upvc double glazed window, radiator

KITCHEN 6' 3" x 14' 6" (1.91m x 4.42m) Range of wood effect wall and matching base units with laminated worktops over, inset stainless steel single bowl and drainer sink unit with monobloc mixer taps, washing machine, oven with fitted gas hob, fridge freezer, larder cupboard, Upvc double glazed window.

BEDROOM ONE 11' 8" x 11' 5" (3.56m x 3.48m) Upvc double glazed window, built in cupboard, radiator.

BEDROOM TWO 9' 9" x 11' 5" (2.97m x 3.48m) Upvc double glazed window, radiator.

BATHROOM White suite comprising acrylic panelled bath with bath mixer taps and shower unit over, vanity wash basin with cupboard under, low level wc, part tiled walls, upvc double glazed window,

Lease 95 (as advised)

Ex Local Authority

Council Tax B £1,039.00 per annum

Ground Rent £10

Service Charge £1,356 per annum

Viewing Strictly by Appointment

EPC Chart To Follow