



Plough Court, 14 Ealing Road, Northolt, UB5 5HT

- Spacious one bedroom apartment
- Gated development
- Moments from Northolt station
- Ideal investment or first home
- Lifts to all floors
- Private balcony
- Allocated parking
- No upper chain
- High specification
- Well presented

Asking Price £295,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Positioned on the first floor of this modern development and finished to a very high standard being just moments to the central line station and the A40/M40 This superb property is ready to move into and makes for an ideal first time purchase or ready made investment property.

Accommodation

Providing accommodation that briefly comprises of, spacious reception room living area and kitchen fitted with a sleek handle less white gloss kitchen with ample work surfaces, integrated electric oven and hob with extractor over, integrated fridge freezer and dishwasher, a double glazed window allows plenty of natural light into the room and sliding double glazed doors open onto the private balcony, the large double bedroom also features a large double glazed window, there is also a luxurious shower room with an enclosed tiled shower, wash basin and w.c. tiled flooring.

Outside

There is a gated car park for the development where there is an allocated parking space for the property.

Situation

Located moments from Northolt Central line station, and a short drive away from the A40 / M40 giving access to London and the M25. Local shops are just a short stroll from Plough Court and Sainsburys is located on the ground floor. There is a well equipped leisure centre also just a short walk away.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Ealing

Council tax band: C

EPC rating: B

Lease term: In excess of 116 years

Service charge: £1852 per annum

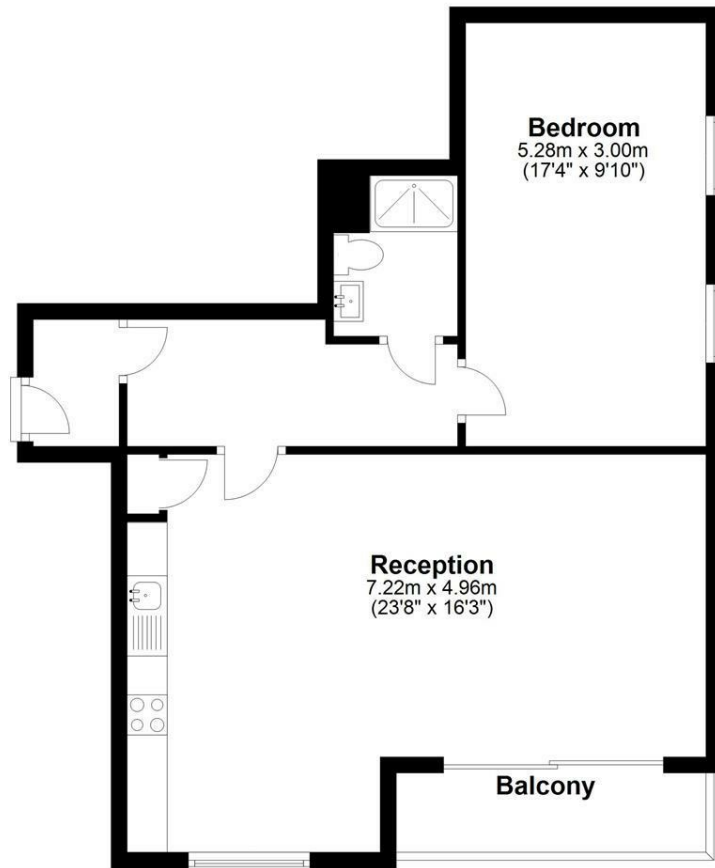
Ground rent: £295 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

First Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



Total area: approx. 63.3 sq. metres (681.5 sq. feet)

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