



Rabournmead Drive | Northolt | UB5 6YJ

We are pleased to offer for sale this spacious one bedroom top floor flat with well fitted kitchen and modern bathroom this property would suit a first time buyer or buy to let investor. With long lease and close to amenities and tube your early viewing is recommended.

Asking Price Of £235,000

- Well presented flat
- Spacious accommodation
- One double bedroom
- Well fitted kitchen
- Modern bathroom with underfloor heating.
- Electric heating
- 264 years lease (as advised)
- Ideal first time buyer or buy to let
- No chain



INTERNALLY

We are pleased to offer for sale this well presented top /second floor flat with entry phone system. Entrance door to hallway with the benefit of a large storage cupboard and airing cupboard. with doors to bright and spacious reception room with front aspect Juliet balcony. There is a modern bathroom with panelled bath and glass shower screen and shower, wash hand basin and low level. w.c. the bathroom also has the benefit of underfloor heating. The good size separate well fitted kitchen has range of wall and floor units, built in appliances. There double bedroom has fitted wardrobes.

EXTERNALLY

On road parking

LOCATION The nearest stations are Northolt and South Ruislip Central Line Tube Stations. There are numerous schools in the vicinity including Earlsmead Primary just 0.7 of a mile away, Deanesfield Primary just over a mile from the property. Northolt High is 0.5 of a mile away.

LEASE 264 years unexpired (as advised)

SERVICE CHARGE £1,363.48 per annum including ground rent (£340.63 per quarter) (as advised)

LONDON BOROUGH OF HILLINGDON - Council Tax Band C £1,425 per annum

Approximate Gross Internal Area
38.4 sq m / 413 sq ft

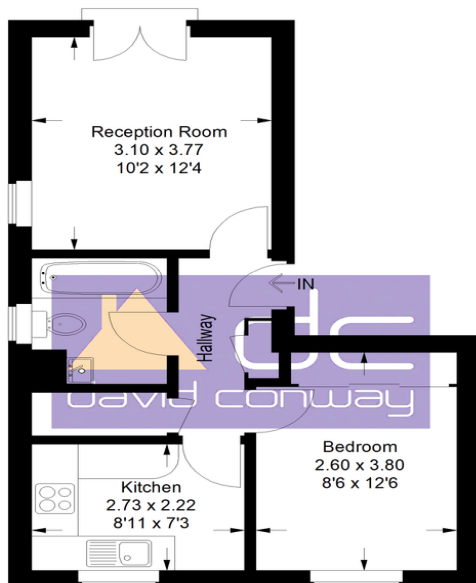


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID 749809)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	75
	EU Directive 2002/91/EC	

WWW.EPC4U.COM