



Leasehold / Apartment

12 Manor House Court, 16 Golden Manor, W7 3EG

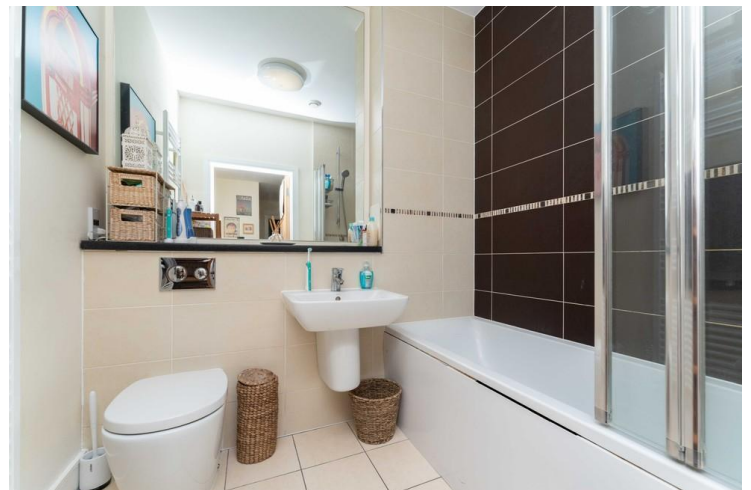
Asking Price Of £429,950

A bright and spacious, modern 2 bedroom 2nd floor apartment in this exclusive development in Golden Manor, moments from Hanwell Station for Cross-rail, boasting allocated parking and use of well kept communal gardens. Attractively offered CHAIN FREE.

FEATURES

Exclusive 2nd floor modern flat
1 Reception
2 Bedrooms
1 Bathroom
Secure allocated parking
Communal gardens
Secure entry

691 sq ft
Council Tax Band:
D - £1,665
Leasehold (117 Years)
£2,700 PA service charge
(includes heating & hot water)
£300 ground rent.



Leasehold / Apartment

12 Manor House Court, W7 3EG

Asking Price Of £429,950

A superbly appointed 2nd floor apartment (the stand alone flat on this floor) offering bright, spacious accommodation, including a vast reception room with a wide bay window enjoying a leafy front aspect, high ceilings and a fully equipped fitted kitchen zone with extensive wood gloss effect units, 2 double bedrooms (the master with extensive range of fitted wardrobes) and a sparkling, contemporary family size bathroom.

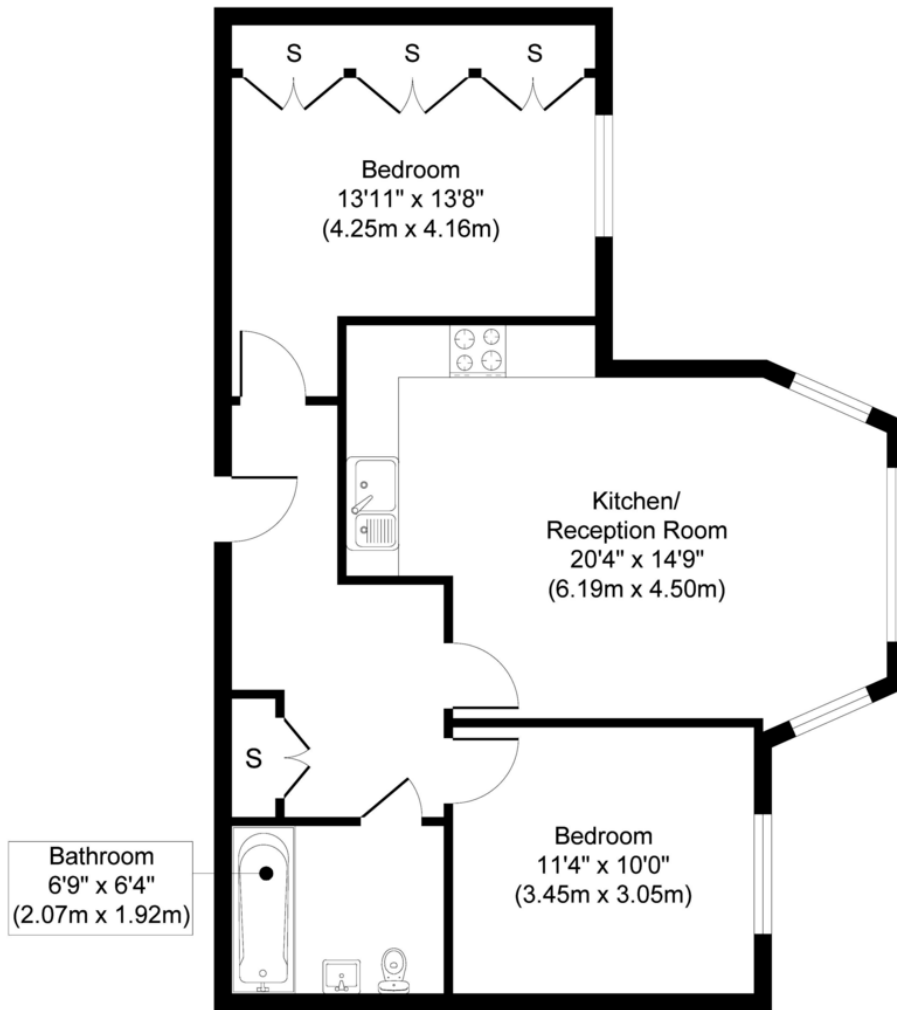
Impeccably presented throughout in a smart modern décor, complimenting neutral fitted carpets, warmed by efficient GCH (and with heating and hot water included in the service charge) full double glazing and protected by an entry phone.

It boasts secure, allocated underground parking and use of well kept, lawned communal gardens. An appealing home or sound investment to let.

Manor House Court is a recent development of quality modern apartments in the heart of Hanwell Village, forming part of the sought-after Golden Manor Conservation area, with the lovely green open spaces of Churchfields and Brent Lodge (Bunny) Park (with it's popular mini-zoo) literally just around the corner, as is Hanwell Main line station (offering speedy access to Paddingington/Heathrow/forthcoming Crossrail) and local shops and bus services on Greenford Avenue. It also falls into the catchment for the highly-regarded Hobbayne (Primary) and Drayton (Secondary) schools.



12 Manor House Court 16 Golden Manor W7 3EG



Approximate Gross Internal Floor Area 691.04 sq. ft / 64.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			