

Holly Lodge Norwood Road Southall UB2 4JS



£299,950 Leasehold

Buy To Let investment, tenanted on an assured shorthold tenancy at £1600.000 PCM. Two double bed flat in modern block, purpose built, first floor, good sized lounge dining room, separate fitted kitchen, gas central heating & double glazed, communal landscaped gardens, reserved parking for one car, entry-phone system, located 50 yards from local shopping facilities & canal-side walks, 98 year lease (as advised), no upper chain.

LOCATION

With approximate distances:- The property is located on the A3002 Norwood Road adjacent to Burket Close & the Grand Union Canal. Local bus services provide access to the local and surrounding areas. Local shopping facilities are located just 50 yards from the property with further shopping facilities on King Street just under half a mile away. The popular Southall Broadway with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 1.2 miles from the property. Southall GWR & the recently opened Elizabeth Line station is 0.8 miles away. The A312 Parkway's Junction with the M4 providing access to the A40, M25, & Heathrow is 2.3 miles away. For parkland the property is just 125 yards from the Wolf Fields Urban Nature Reserve.

Property Reference 7737 Council Tax Band C £1636.00 Per annum Epc Rating C

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney



COMMUNAL ENTRANCE

Communal entrance door with entry-phone call point, ground floor communal hallway with stairs to first floor landing, private door to:-

ENTRANCE HALL

Coved ceiling, wood effect laminate flooring, built in storage cupboards, entry-phone call point, radiator, doors to:-

LOUNGE

Rear aspect Upvc double glazed windows, coved ceiling, wood effect flooring, radiators.



KITCHEN

Fitted kitchen comprising:- Range of wall & matching base units with laminated worktops over, inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine, space for fridge freezer & free standing cooker, part tiled walls, wood effect laminate flooring, wall mounted gas central heating boiler, side aspect Upvc double glazed window.

BEDROOM ONE

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, radiator.



BEDROOM TWO

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, radiator.



BATHROOM/WC

Modern fitted white suite comprising:- Steel panelled bath with bath filler mixer taps, wall mounted thermostatic shower control, adjustable rail, flexible hose & detachable shower head, pedestal wash hand basin with monobloc mixer tap, close coupled wc with push button flush, part tiled walls, vinyl flooring, radiator, side aspect Upvc double glazed window.

GARDENS

Communal well stocked landscaped gardens, brickwork boundary walling.

PARKING

Reserved parking for one car.

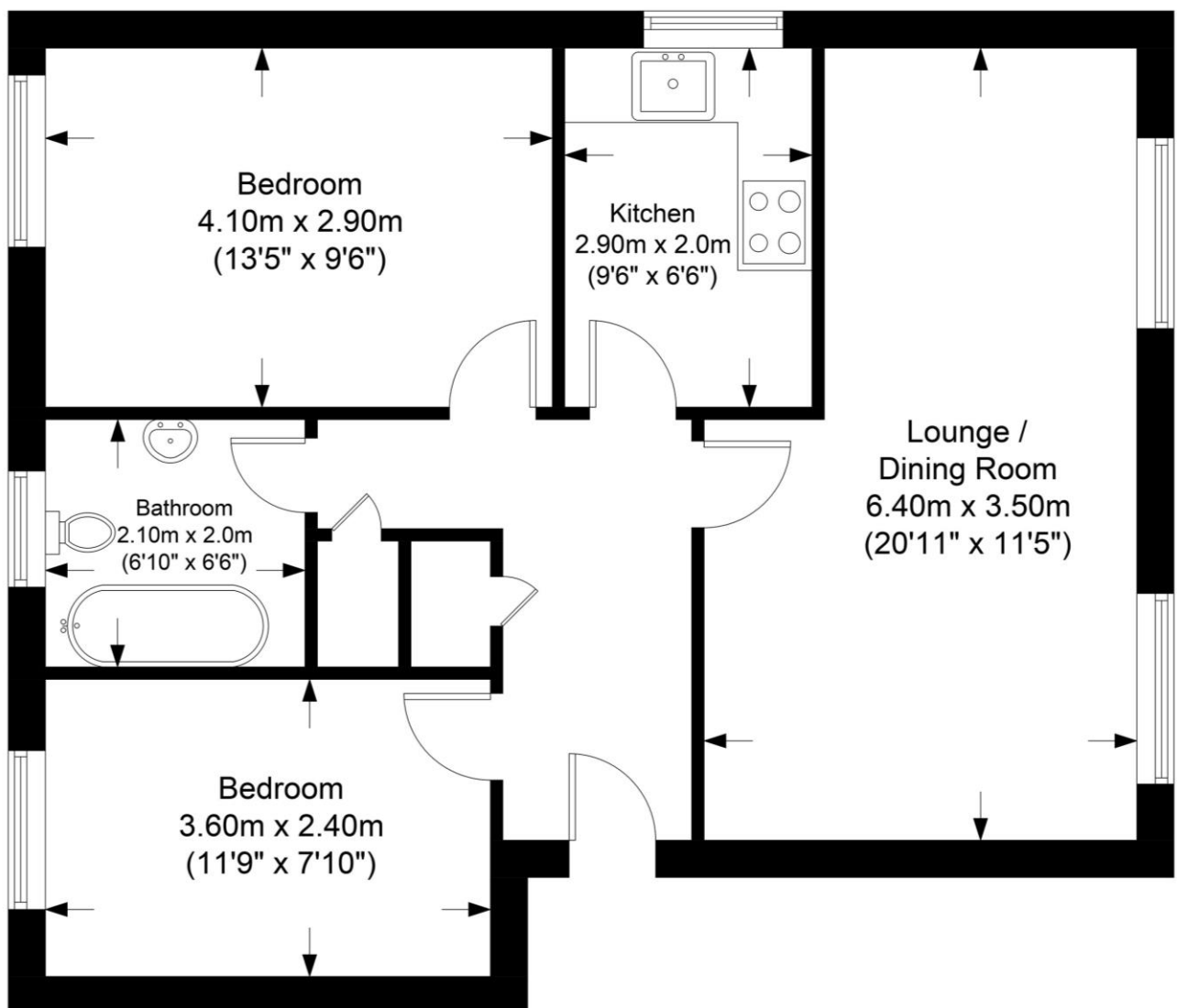
LEASE

98 years unexpired (as advised)

SERVICE CHARGE, BUILDING INSURANCE & GROUND RENT

£165.00 Per month reducing to £117.00 from April 2024 (as advised)

Approximate Gross Internal Floor Area : 60.45 sq m / 650.67 sq ft



First Floor Flat

Illustration purposes only. All measurements are approximate.



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The Property Ombudsman

