

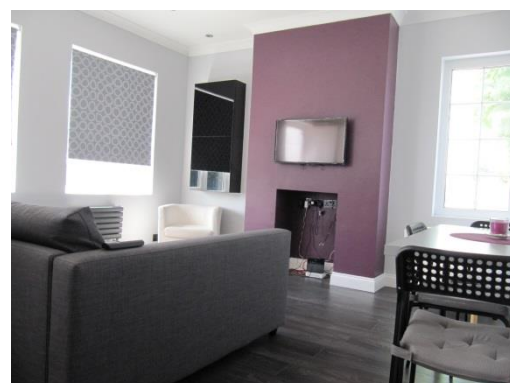
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## **CHURCH ROAD, NORTHOLT UB5 5AE**

### **£220,000 Leasehold**



## **REFURBISHED & VERY WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT**

### **over retail parade**

The property is situated within a few hundred yards of the A40 Western Avenue and local shopping parades. Northolt Central Line Station is within approximately ¼ mile.

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* 17'7 x 12'10 OPEN PLAN RECEPTION ROOM WITH MODERN FITTED KITCHEN \***

**\* INTEGRATED APPLIANCES TO KITCHEN \***

**\* 13'0 x 11' MASTER BEDROOM \* 8'11 x 6'10 BEDROOM 2 \* MODERN SHOWER-ROOM/WC \***

**\* LONG LEASE (189 years from 22<sup>nd</sup> August 1975) \***

**\* NO UPPER CHAIN \***

The accommodation comprises (with approximate dimensions):

Communal Entrance with stairs to first floor.

FIRST FLOOR

- Long Entrance Hall
  - Open Plan Reception with Modern Kitchen
  - Bedroom 1
  - Bedroom 2
  - Modern Shower-room/wc
- 17'7 x 12'10

(5.26m x 3.87m)
- 13' x 11'

(3.9m x 3.35m)
- 8'11 x 6'10

(2.67m x 2.07m)
- Fitted Ikea wardrobes



FEATURES

- Modern white glossy kitchen units
- Kitchen to include oven, hob, extractor, washing machine, dishwasher and fridge/freezer.
- Inset ceiling spot lights
- Laminate flooring

OTHER INFORMATION

- The property has been producing £1,100 p.c.m, which equates to a yield of 6%
- Furniture may be purchased separately

