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UFTON COURT, CANBERRA DRIVE, NORTHOLT UB5 6JQ

£169,950 Leasehold



WELL PRESENTED, THREE BEDROOM THIRD FLOOR FLAT

Situated close to the A312 Church Road, with its local shopping parades and bus routes, a short drive to the A40 Western Avenue and the M4. Northolt Central Line station is within approximately 1½ miles.

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

*** 15' x 14' RECEPTION ROOM WITH BALCONY * 10'11 x 10' KITCHEN ***

*** NO UPPER CHAIN ***

The accommodation comprises (with approximate dimensions):

ENTRANCE HALL	Doors to all rooms.		
RECEPTION	15' x 14'	(4.57m x 4.27m)	Door to balcony.
KITCHEN	10'11 x 10'	(3.33m x 3.05m)	
BEDROOM 1	15'6 x 9'	(4.72m x 2.74m)	Fitted wardrobes.
BEDROOM 2	11'11 x 8'8	(3.63m x 2.64m)	
BEDROOM 3	8'11 x 8'5	(2.72m x 2.56m)	
BATHROOM/ SEPARATE WC	White suite.		



LEASE 130 years from 1 January 1981

GROUND RENT £10 pa

SERVICE CHARGE £49.16 pcm

PRICE **£169,950 Leasehold**

VIEWING By appointment via **Westbrook: 020 8578 6704**