



Nimrod Close, Northolt

- First Floor
- Maisonette
- Great First Time Buy
- Long Lease
- EPC Rating TBC
- One Bedroom
- Blank Canvas
- Great Investment Opportunity
- Requires Refurbishment
- Viewings Highly Advised

Asking Price £199,950

Tenure: Leasehold

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Nimrod Close, Northolt

DESCRIPTION

Situated on Nimrod Close in Northolt is this first floor, one bedroom maisonette being offered for sale as a BLANK CANVAS for its new owners, benefiting with a long lease over 900 years.

The property comprises entrance hall to landing, large reception room, bathroom suite, kitchen, master bedroom with wardrobes along with further additional storage units within the maisonette including the loft. Outside the property has an allocated parking space for one car.


Nimrod Close is a cul de sac in Northolt with close proximity to amenities, schools, transport links and dual carriageway/motorway links. Viewings are highly advised as interest will be strong.



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

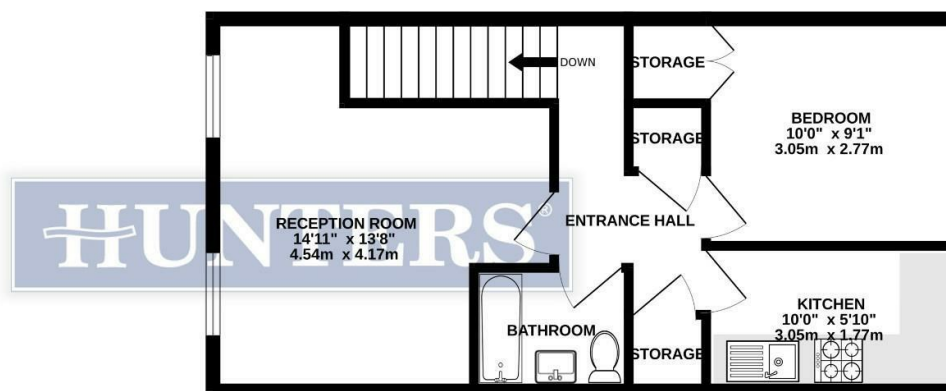
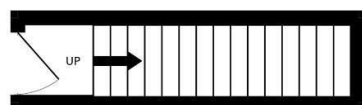
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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GROUND FLOOR
46 sq.ft. (4.3 sq.m.) approx.

FIRST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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