Old Ruislip Road, , Northolt, UB5 6QJ

- Two Bedroom Flat
- Communal Gas Central Heating
- Seprate Kitchen
- Excellent Condition
- Close to Local Amenities, Schools & Transport Links
- Double Glazing
- Private Balcony
- First Floor
- Residents Parking
- EPC: D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £250,000

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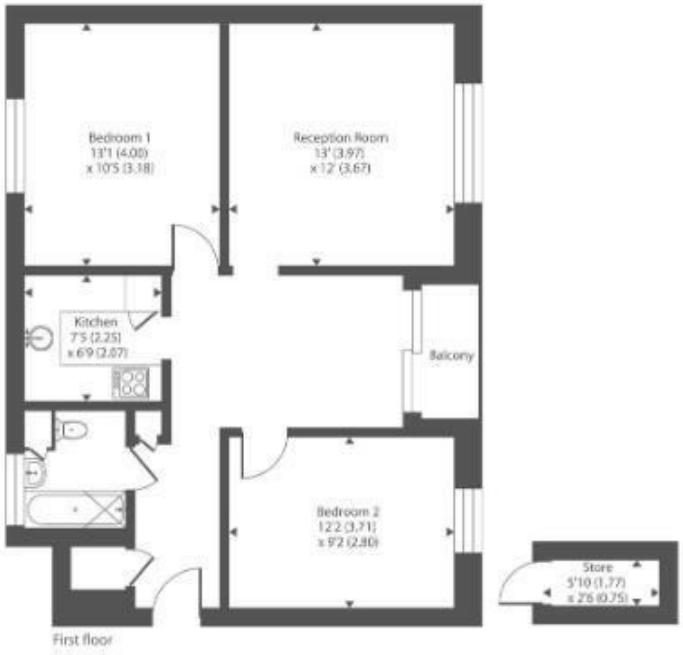
DESCRIPTION

Brought to the market in excellent condition throughout is this spacious two double bedroom, first floor flat situated within Grange Court, Old Ruislip Road in Northolt. The property offers well-proportioned and versatile accommodation and would be ideal for first time buyers, families or investors alike, with the added benefit of having the potential to convert one of the reception rooms into a third bedroom, subject to the necessary consents.

The property comprises entrance hall, separate fitted kitchen, two separate reception rooms including a dining room, two double bedrooms with fitted wardrobes and a family bathroom. Further benefits include a private balcony, useful storage cupboard, communal gardens, residents' parking, double glazed windows and communal gas central heating. The service charge also includes hot water and communal gas central heating.

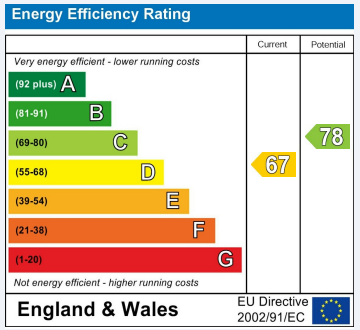
Grange Court is situated in a convenient residential location on Old Ruislip Road, Northolt, offering easy access to a range of local shops, supermarkets, schools and everyday amenities. The property is well positioned for transport links, with Northolt Underground Station providing Central Line services towards Central London and West Ruislip. Local bus routes also provide connections to Northolt Underground and Northolt Park, whilst the nearby A40 offers excellent road links towards London and the wider surrounding areas.

Approximate Area = 686 sq ft / 63.7 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 700 sq ft / 65 sq m
For identification only - Not to scale



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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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