



Hazelmere Road, Middlesex, UB5 6UL
£225,000





gibsonhoney

NO UPPER CHAIN. An attractive and well-proportioned one bedroom first floor apartment, set within a sought-after residential location close to Northolt Hills, offering both convenience and a pleasant outlook. This well-maintained property is ideally suited to first time buyers and investors and comprises a generous double bedroom, a bright and welcoming reception room with a defined dining area, a fitted kitchen and a modern bathroom suite. Additional benefits include gas central heating and access to well-kept communal gardens, enhancing the overall appeal of the development. Located on Hazelmere Road, Northolt the property is well positioned for a range of local amenities including Northolt Station (Central Line), local bus routes, Northolt Leisure Centre, and the A40, providing excellent connections into Central London and the Home Counties.



ENTRANCE HALL

Intercom, doors to;

LIVING ROOM

Rear aspect double glazed window, side aspect double glazed window, radiator.

KITCHEN

Rear aspect double glazed window, part tiled walls, a range of

base and eye level units, wall mounted boiler, stainless steel sink and drainer, space for washing machine, fridge/ freezer.

BEDROOM

Rear aspect double glazed window, radiator, fitted wardrobes.

BATHROOM

Rear aspect double glazed frosted window, radiator, part tiled walls, wash hand basin, panel enclosed bathtub with mixer taps and shower attachment, low level w/c.

LEASEHOLD

953 Years remaining

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Service charge - £2000 per annum

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

COUNCIL TAX

London Borough of Ealing - Band B - £1,587.47

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

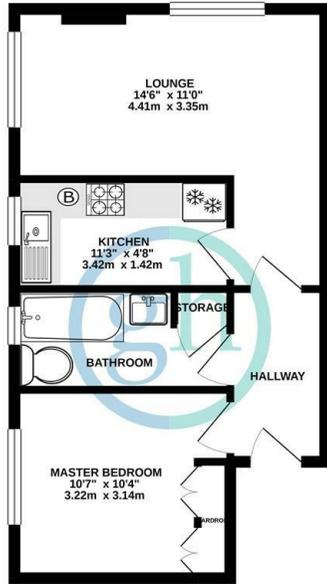
ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney

FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA - 418 sq.ft. (38.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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. Made with Merge3D 5/2021

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.