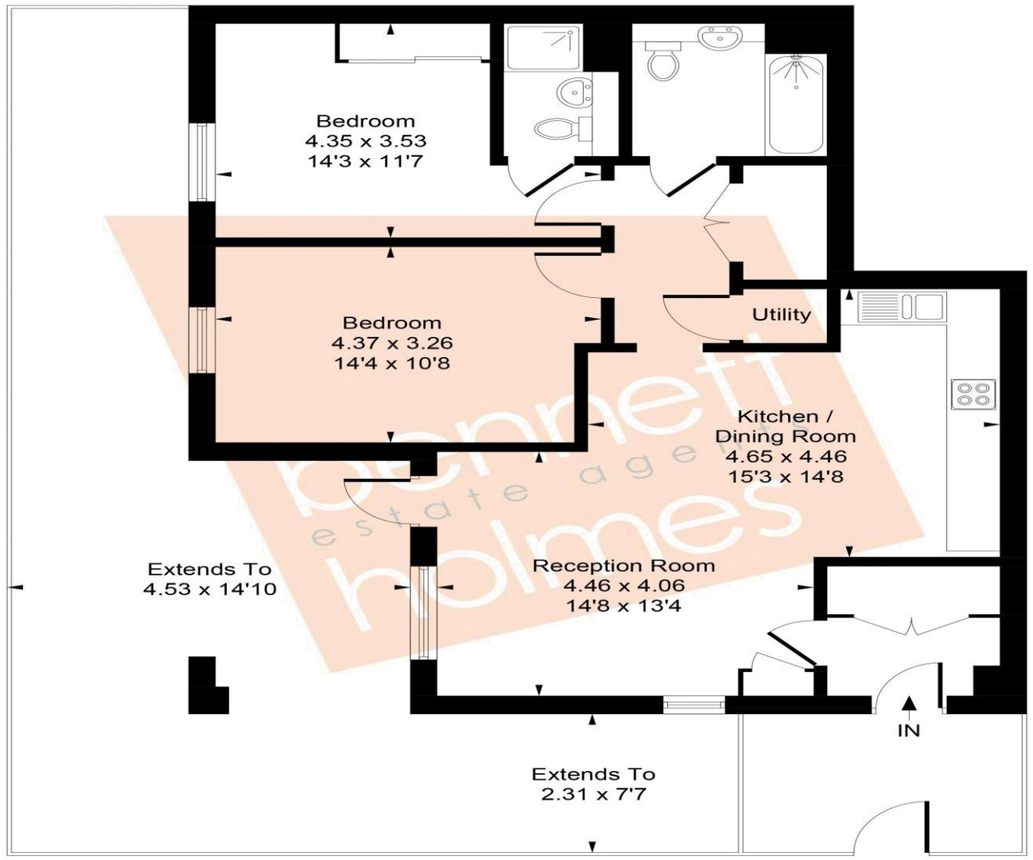
Larkspur Court, Rectory Park Avenue, Northolt

Approximate Gross Internal Area
79.93 sq m / 860 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: **020 8423 2222** lettings: **020 8423 0222**
northolt@bennettholmes.com

Leasehold - 117 years remaining
125 years from and including 1 May 2018
Service charge- £214.77 PCM
Ground rent- £300 PA
Borough of Ealing
Council tax band D- £2,139
EPC- B

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Rectory Park Avenue Northolt UB5 6WW

Price Guide: £360,000





Bennett Holmes are please to offer this two double bedroom, ground floor flat situated in the modern Rectory Park development. The flat is located on the ground floor in Larkspur Court. The property is convenient for commuters requiring the A40 in and out of London and it is offered to the market in modern decorative order throughout. Other benefits include own patio/ garden area, 117 years remaining on the lease, master bedroom with en suite shower room, open plan living room/ modern fitted kitchen, gas central heating, double glazed windows and no upper chain.

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- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- OWN OUTSIDE SPACE
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 117 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

Rectory Park Avenue
Northolt
UB5 6WW

Price Guide: £360,000





Accommodation

The accommodation briefly comprises a private gated entrance to own front door. The front door opens to the entrance hall with doors to a storage cupboard and the open plan living room/ kitchen. The modern kitchen is fitted with wall and base level units, sink and drainer, four ring electric hob with an overhead extractor hood and electric oven, an integrated dishwasher and integrated fridge/ freezer. From the open plan living room there is a double glazed patio door to own patio/ garden area and doors to a hall way with doors to a utility cupboard, two double bedrooms and the bathroom. The master bedroom has a fitted wardrobe and a door to the en suite shower room. Both bedrooms have new wooden flooring.
Outside the property is own outside space which is mainly laid artificial grass with a decked area.
There is gated communal parking.





