Hindhead Gardens, Northolt, UB5 5NF

Offers In Excess Of £280,000

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Two-bedroom duplex apartment is situated on the 2nd and 3rd floors of a purpose-built block, this home is an ideal blend of modern convenience and spacious living. The apartment welcomes you into a world of contemporary comfort with a recently fitted modern kitchen equipped with essential appliances. The living space, is designed for relaxation and entertaining. Upstairs, there are two generously sized double bedrooms. The recently installed bathroom, mostly tiled, features a shower over bath, providing a modern and refreshing space. Further enhancing its appeal, the apartment offers ample storage facilities,, gas central heating, and double glazing.
With a Council Tax Band B and a leasehold tenure of 87 years remaining.

- Duplex Apartment
- 2nd/3rd Floor Purpose Built
- Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Downstairs WC
- Plenty of storage
- Unallocated Parking
- Leasehold 87 years remaining

Council Tax Band: B

Leasehold

INTERNALLY
This is a two double bedroom second/third floor duplex apartment. The front door leads into hallway with stairs to the second floor landing. Doors off the hallway lead into a modern fitted kitchen with matching wall and base units, ample worktop space, built under oven, gas hob with extractor fan over, stainless steel sink with drainer and wall mounted boiler. Wc with wall hung wash hand basin.
Stairs to the third floor landing with large storage cupboard, and doors leading off into two double bedrooms both benefiting from built in wardrobes, a part tiled bathroom comprising of a panel enclosed bath tub with shower unit, vanity unit with sink, heated towel rail and large cupboard for storage. The property has gas central heating and double glazing throughout.
The property comes with an abundance of storage which includes storage area on the ground floor next to the block and a storage cupboard on the second floor before entering the property.

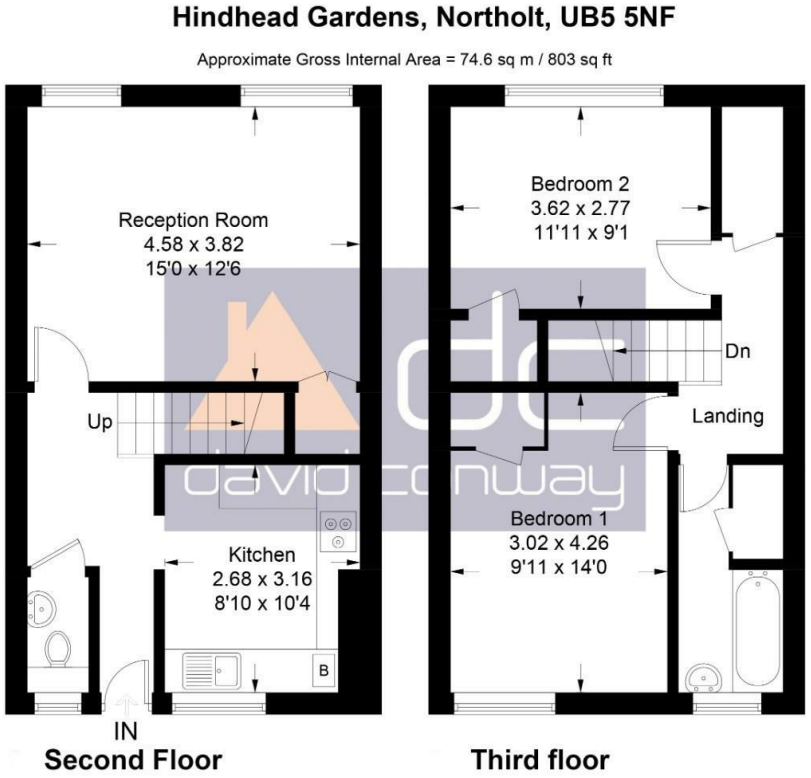
EXTERNALLY
Unallocated parking spaces to front.

LOCATION
Situated 1.1 miles from Northolt Underground Station and 2 miles from South Ruislip Underground Station. Local schools include Alec Reed Academy 0.1 miles away, John Chilton School 0.4 miles away and Gifford Primary School and Viking Primary School both 0.9 miles away.There are a number of local shops and amenities on Church road and Tesco is 0.5 miles away, Co-Op Welcome 0.8 miles away and Sainsbury's 0.9 miles away.

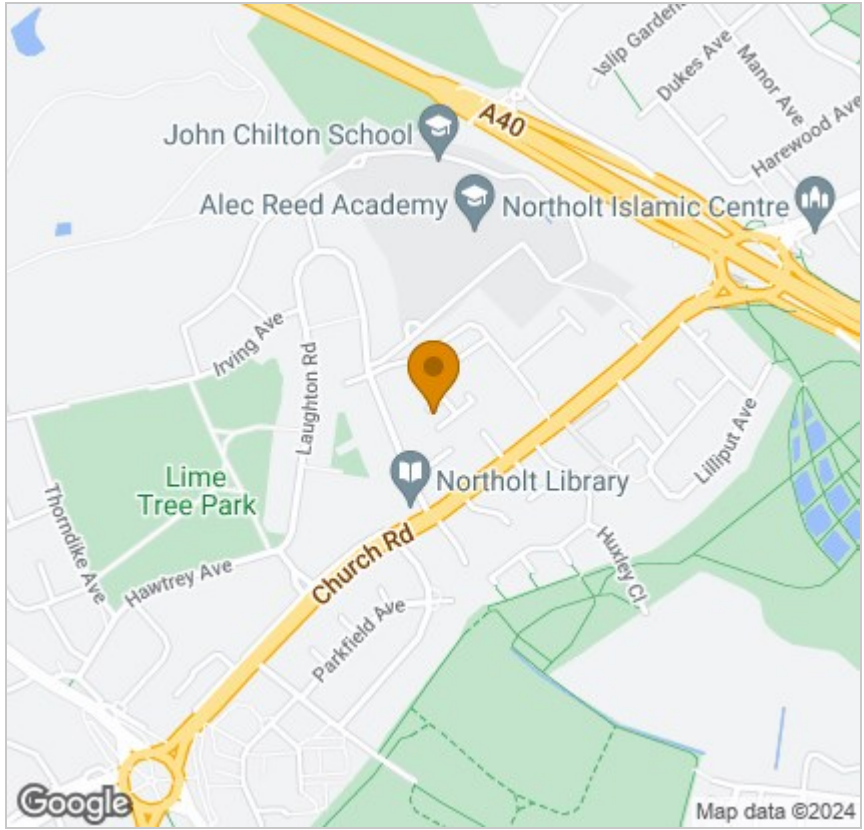
IMPORTANT INFORMATION
Major works to be carried out consist of Replacement of Roof, installation of new lightning protection system,external decorations, concrete repairs to access balcony flooring, redecoration of internal communal areas and stairs and renewal of garden fences. Leaseholders will have to pay towards these works and the Statement of Estimate amount is £22,335.81 (various payment options available, please enquire for further details).

ADDITIONAL INFORMATION
Council Tax Band B - £1,515.37
Lease 87 years remaining
Service Charge £1,424.47 per annum
Ground Rent £10.00 per annum
(all as advised)

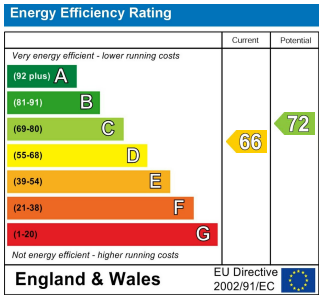
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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