



Grange Court, Old Ruislip Road, Northolt, UB5 6QJ

Asking Price £299,950



# Grange Court, Old Ruislip Road, Northolt, UB5 6QJ

We are pleased to offer this spacious three bedroom purpose built flat with unallocated parking, lounge with balcony, separate kitchen and family bathroom, communal gas central heating and double glazing and communal gardens. Remaining lease of 86 years

- Spacious three-bedroom flat
- 2nd Floor Purpose Built Flat
- Lounge with private balcony
- Separate kitchen
- Family bathroom
- Double Glazing
- Communal Gas Central Heating
- Communal gardens
- 86 Lease years remaining
- Unallocated Parking



**Council Tax Band: C**

**Leasehold**





## INTERNALLY

This property is on the second floor and comprises a welcoming entrance hall leading to a spacious lounge with access to a private balcony overlooking the communal garden. The separate kitchen has wall and base units, built under oven with electric hob over. The property offers three generous bedrooms, a master bedroom, a second double bedroom and a third slightly smaller bedroom, ideal as a guest room, child's bedroom or home office. A family bathroom includes a full sized bath with overhead shower, a sink and a w.c. The property benefits from double glazing and communal gas central heating.

## EXTERNALLY

Unallocated parking to front of property, private balcony and communal gardens.

## LOCATION

Local bus services connect to Northolt Underground Station on the Central Line and Northolt Park for Chiltern Railways services. The Elizabeth Line at Hayes & Harlington is also within easy reach, offering fast links to Heathrow Airport. Local shops include Aldi, and Co-op. There are also easy transport links to Ruislip and South Ruislip.

## ADDITIONAL INFORMATION

Tax Band C - £1814

Lease Years Remaining - 86

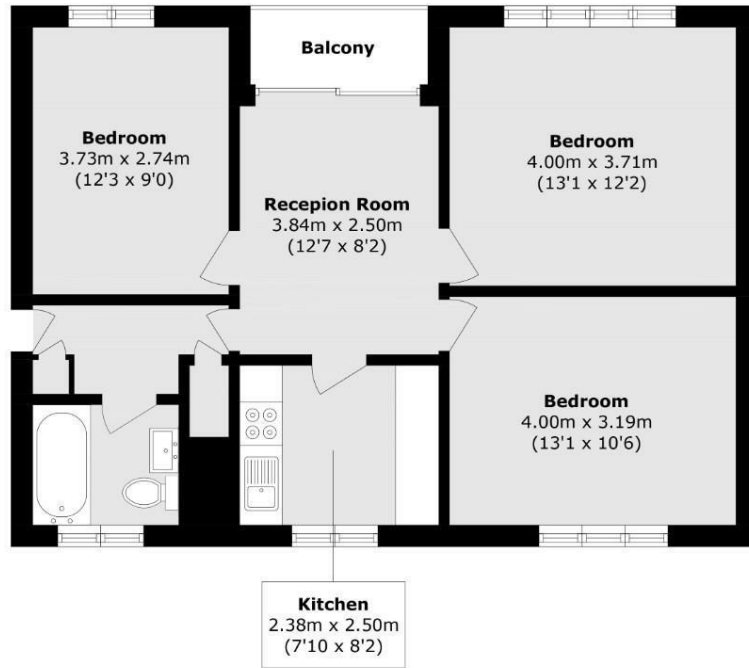
Annual Ground Rent - £10.00

Service Charge £5,088 per annum (£424 per month) Service Charge includes Building Insurance, hot water and central heating.

(all above as advised)



## Floor Plan



Total area (approx.): 64.8 sq. m (697.5 sq. ft)  
Balcony area (approx.): 2.7 sq. m (29.0 sq. ft)

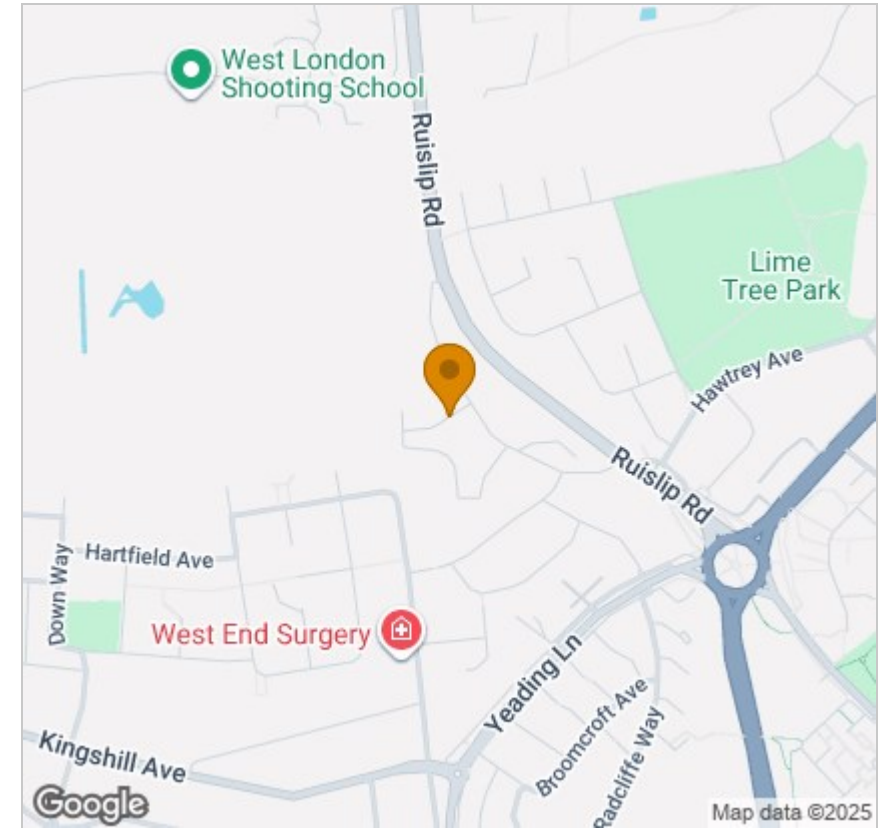
## Viewing

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.

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 of 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.

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## Area Map



## Energy Efficiency Graph

