



Pontefract Court, Newmarket Avenue Northolt, UB5 4EY

**Asking Price £280,000**



## Pontefract Court, Newmarket Avenue Northolt, UB5 4EY

This property, located at Pontefract Court, Newmarket Avenue, Northolt, UB5 4EY, is a first and second-floor duplex flat with an asking price of £280,000. Key features include two double bedrooms, a reception room, a fitted kitchen, a fully tiled bathroom, and communal gardens. It's leasehold with 90 years remaining. The location is close to schools and transport links, with a council tax band of C.

- First Floor Duplex Flat
- Two Double Bedrooms
- Reception Room
- Fitted Kitchen
- Fully Tiled Bathroom
- Communal Gardens
- Leasehold 90 Years Remaining
- Double Glazing
- Gas Central Heating
- Close To Schools & Tube



## INTERNALLY

This is a two double bedroom duplex flat. The front door leads into hallway with stairs to the second floor landing and doors leading off into the fitted kitchen comprising of matching wall and base units, gas hob with extractor fan over, built under oven and double steel stainless sink with drainer. A bright and airy reception room with multiple windows allowing in plenty of natural light. Stairs to the second floor landing with doors leading off into two double bedrooms and family bathroom. The property benefits from a fully boarded loft and there is full heat recovery ventilation. The property has gas central heating, double glazing and is carpeted throughout with the exception of the bathroom and kitchen.

## EXTERNALLY

Communal garden

## LOCATION

Pontefract Court is located on Newmarket Avenue. There are a number of good schools within the local area including Petts Hill Primary 0.1 miles away, Northolt High School 0.6 miles away, Greenwood Primary School 0.7 miles away, Wood End Infant School 0.8 miles away, Earlsmead Primary 1 mile away and Harrow Independent College 1.1 miles away. Transport links are also local and include Northolt Park Rail Station 0.4 miles away, Northolt Park Underground station 0.6 miles away and South Harrow Underground 1 mile away.

## ADDITIONAL INFORMATION

Council Tax Band C - £1,732

Ground Rent £10.00 per annum

Service Charge £1,284.60 per annum

Leasehold 90 years remaining

(All above as advised)

**Council Tax Band: C**

Leasehold



## Floor Plan

### Pontefract Court, Newmarket Avenue, Northolt, UB5 4EY

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2023 (ID1034307)

## Viewing

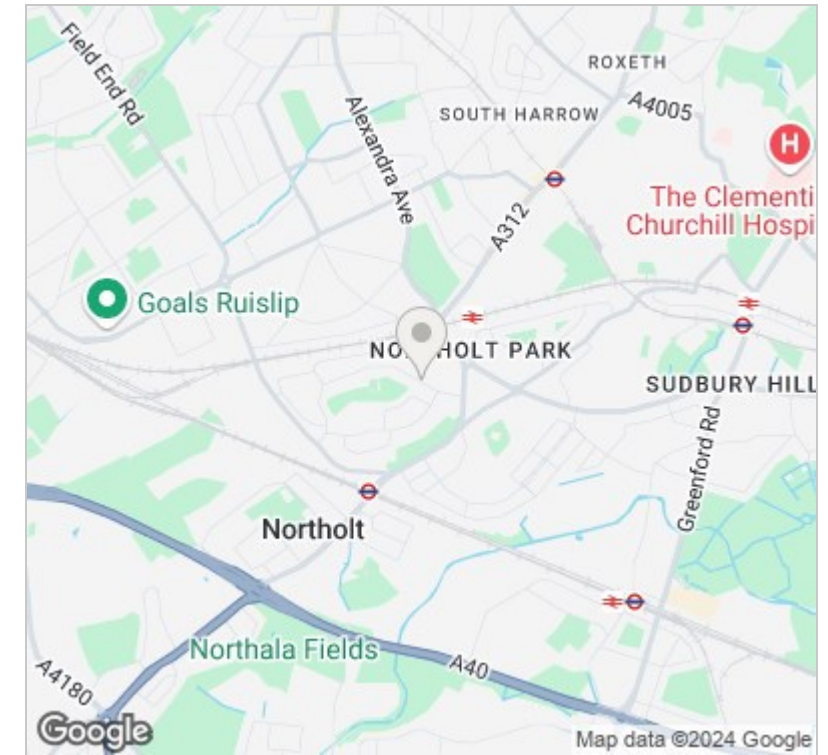
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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269 Northolt Road, Harrow, Middlesex, HA2 8HS

Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

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