



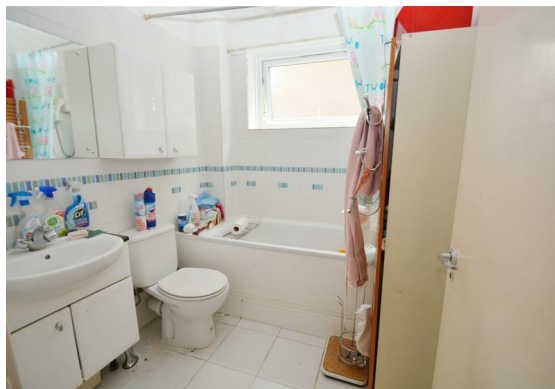
Rayners Close, Wembley, HA0 2JU

**Auction Guide £250,000**



# Rayners Close, Wembley, HA0 2JU

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £250,000. CASH PURCHASE ONLY! This first-floor flat in Rayners Close, Wembley, offers a fantastic opportunity for first-time buyers or investors. The property features two double bedrooms, a reception room, a fitted kitchen, and a fully tiled bathroom, with electric heating and access to communal gardens. Conveniently located within a ten-minute walk to Harrow Road's local shops and amenities, it also benefits from excellent transport links, including Wembley Central and North Wembley Underground Stations. The flat is chain-free and comes with permit parking.



- First Floor Flat
- Chain Free
- Two Double Bedrooms
- Reception Room
- Fitted Kitchen
- Fully Tiled Bathroom
- Leasehold 54 Years Remaining - Cash Purchasers Only
- Communal Gardens
- Unallocated Parking/Permit Supplied For Parking On Event Days
- Electric Heating

**Council Tax Band: C**

**Leasehold**



### **INTERNALLY**

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £250,000 - This is a first floor flat brimming with potential and waiting for your personal touch. As you step through the front door, you're greeted by hallway with doors leading off into a reception room, a kitchen, two generous double bedrooms and a fully tiled bathroom. This flat offers a blank canvas for you to create your ideal living space.

### **EXTERNALLY**

Communal gardens. On a normal day parking is first come first serve /permit parking on event days at Wembley Stadium to ensure residents have parking.

### **LOCATION**

Rayners Close is located within a ten minutes walk to Harrow Road which has a number of local shops and amenities. Local transport links include Wembley Central Underground Station and North Wembley Underground Station both 0.6 miles away and Sudbury & Harrow Road Station 0.7 miles away.

### **ADDITIONAL INFORMATION**

Council Tax Band C - £1,809.82

Service Charge - £1,824.00 per annum

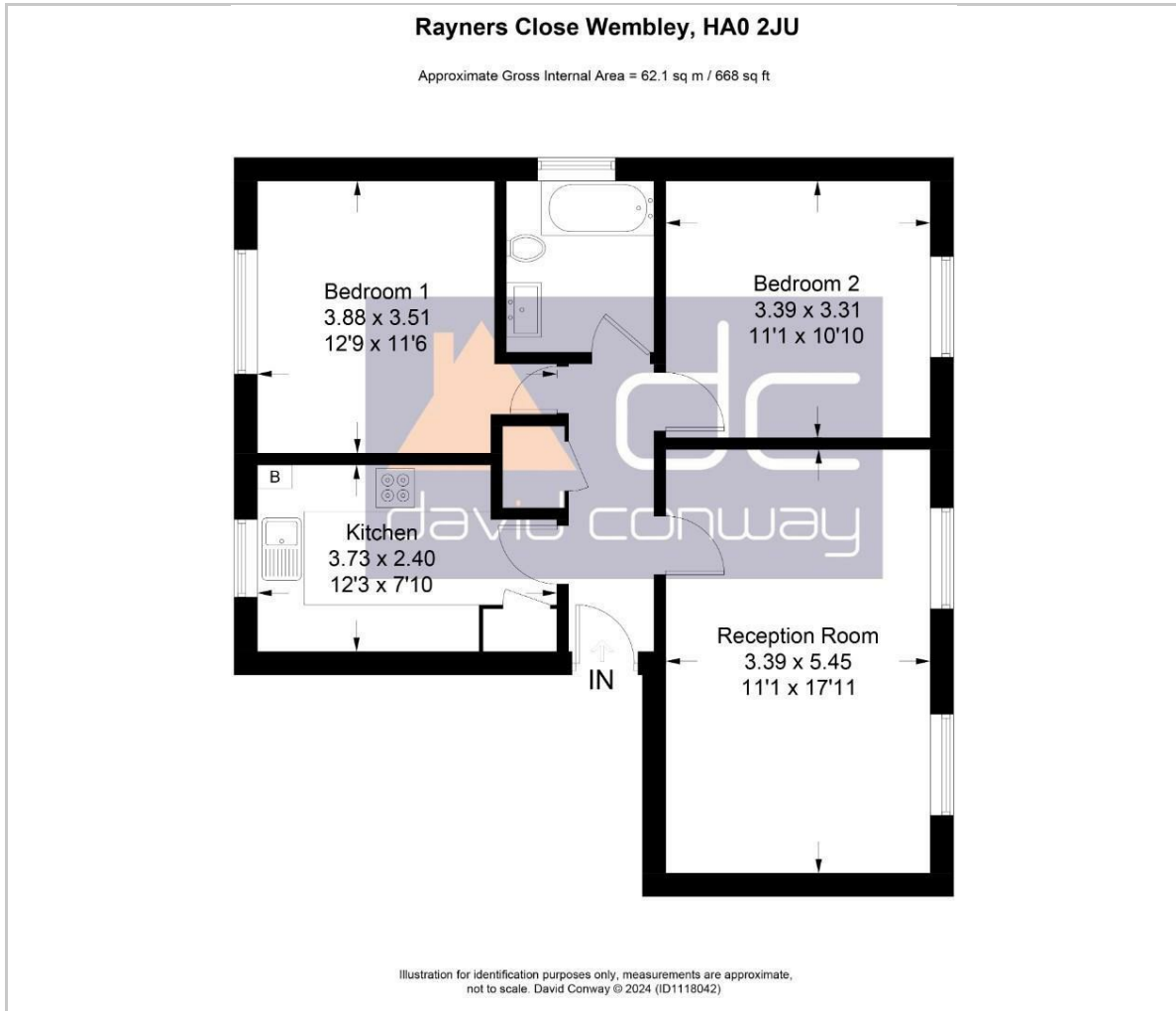
Ground Rent - £400.00 per annum

Leasehold 54 Years Remaining

(All above as advised)



## Floor Plan



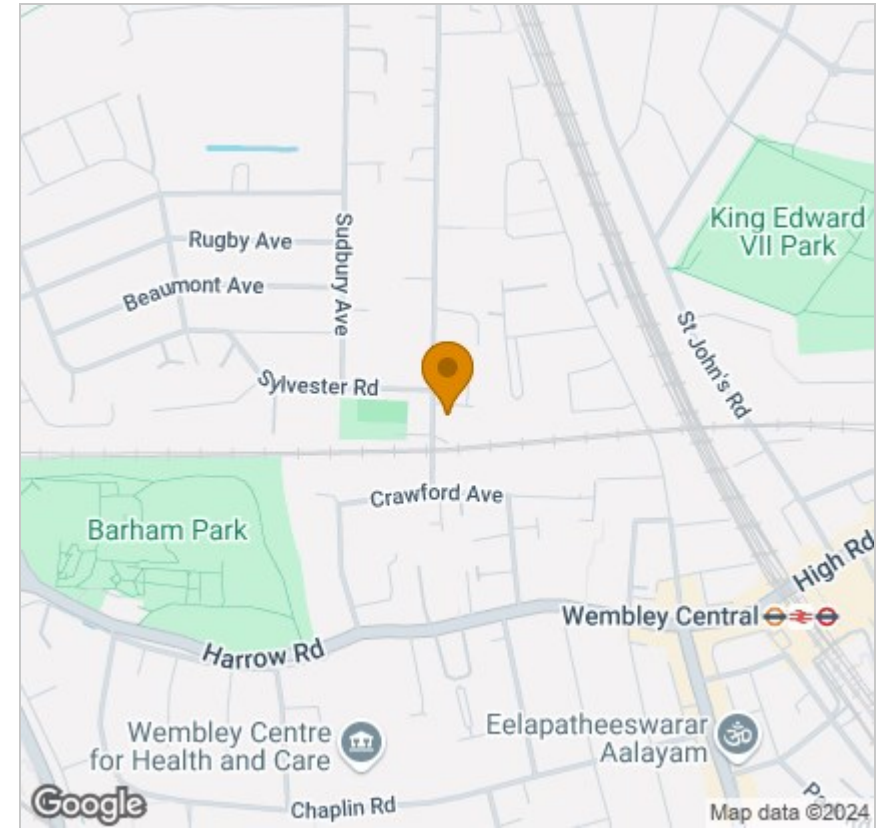
## Viewing

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.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
 Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

