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## Farrier Road | Northolt | UB5 6TY

This spacious one bedroom flat comes to market chain free and requires updating to unlock its' full potential. With a large main reception, double bedroom the property will peak first time buyers interest while offering a great option as a buy to let.

## Asking Price Of £215,000

- One Bedroom Flat
- First Floor Flat
- Reception Room
- Double Bedroom
- Kitchen
- Shower Room
- Lots of storage in property
- Central Heating/ Double Glazing
- Ideal for 1st Time Buyer or Investors



**INTERNALLY** The front door of this spacious property opens into a hallway with three built in cupboards, doors from hallway open into the reception room, the double bedroom, the kitchen and the shower room which has a large shower enclosure, all these rooms have large windows letting plenty of daylight into the property. There is also a very large store cupboard 5'4 x 5'6 which houses the water tank. The property has central heating and double glazing.

**EXTERNALLY** on street parking and unallocated parking spaces.

**LOCATION** The property is located off Kensington Road and is within reach of local shops, bus links, the A40 and. Northolt's Central Line station is 0.9 of a mile away.

Lease 90 years

Council Tax Band B £1,295

Service Charge (includes heating and hot water) £1,123.37 per annum paid monthly (as advised)

Ground Rent £10 per annum (as advised)

### Farrier Road, Northolt, UB5 6TY

Approximate Gross Internal Area = 49.7 sq m / 535 sq ft

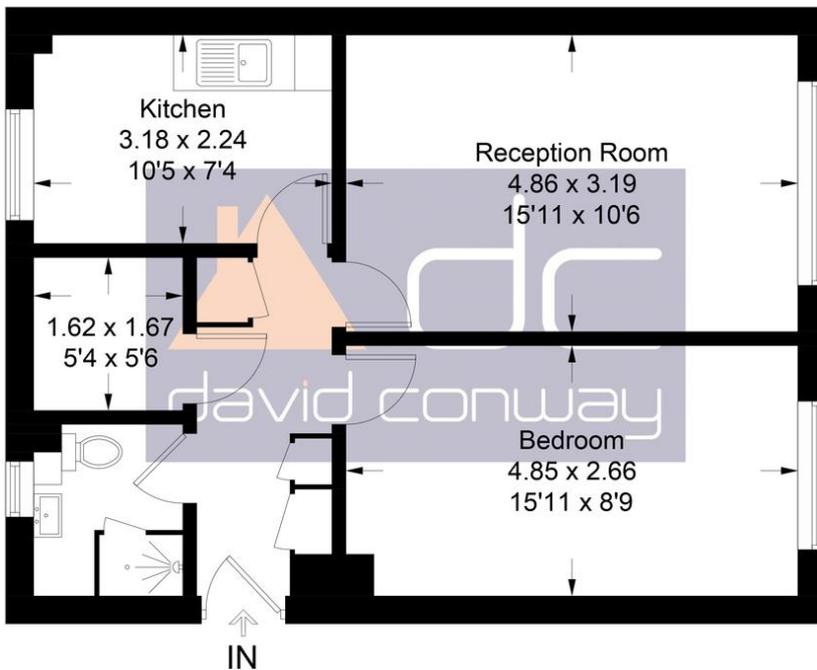


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID796392)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	