



Rutland House | The Farmlands | Northolt | UB5 5EY

This spacious two bedroom second (top) floor flat comes to market chain free and is located within a five minute walk of Northolt underground station. Beautifully presented internally the flat offers two double bedrooms and a lengthy 969 year lease. Internal viewing comes highly recommended.

Asking Price Of £330,000

Leasehold



- Second Floor Flat
- Two Double Bedrooms
- Spacious Reception Room
- Kitchen
- Bathroom
- Chain Free
- 969 Year Lease
- Communal Gardens
- Residential Parking
- Garage

Property Description

INTERNALLY

This well maintained second (top) floor flats entrance door opens into a bright hallway with carpet flooring throughout excluding the bathroom and kitchen. Doors from the hall lead to a spacious reception room, a part tiled kitchen with matching wall and base units, electric hob with built under over and extractor fan over. A fully tiled bathroom and two double bedrooms with fitted wardrobes. The property has s Upvc double glazed windows and Electric s heating.

EXTERNALLY

Communal garden, garage space and residential parking.

LOCATION

Rutland House is on The Famlands which is located within a five minute walk to Northolt Station Underground. Local schools within a ten minutes walk include Northolt High School 0.3 miles away and Willow Tree Primary School 0.5 miles away. Sainsburys is located within a 5 minute walk and Co-Op Welcome within a 9 minutes walk.

Tenure

Leasehold

Council Tax Band

C - £1,542.65 per annum

Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



