



Vantage Court, 37 Oxford Avenue UB3 5HY

1 BEDROOM / GREAT LOCATION: A real opportunity to acquire 1 bedroom flat situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2022) are also only a short drive away.

This first floor property features a lounge, kitchen, fitted bathroom with double bedroom.

Not to be missed.

Accommodation

1 Bedroom

First Floor Flat

Excellent Condition

Double Glazed Windows

Modern Kitchen

No Upper Chain

Balcony

EPC Rating C / Leasehold

Ground Floor

Entrance - Communal entrance with entryphone system. Carpeted stairs to upper floor.

First Floor

Hall - Laminate flooring, entryphone handset.

Bedroom - 13' 1" x 10' 5" (4m x 3.2m) Laminate flooring, large double glazed window to front aspect, radiator, built-in wardrobe.

Open Plan Kitchen - Tiled flooring, electric hob, oven, extractor fan, double drainer sink units, washing machine, part tiled wall around worktops, built-in fridge and freezer, eye and base level units, smoke alarm.

Lounge - 17' 0" x 15' 1" (5.2m x 4.6m) Laminate flooring, two double glazed windows to rear aspect, two radiators, french doors to balcony.

Bathroom - Tiled flooring, three-piece suite to include a panel enclosed bath with shower, pedestal hand basin, low level W.C. part tiled walls, radiator, eye level unit.

Exterior

Outside - Well kept communal gardens and parking bays.

Tenure - Leasehold: Approximately 999 years from 1 January 2006 although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £2370.32 per include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: £400 per year, although Vendors solicitor will confirm exact term remaining.

About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The

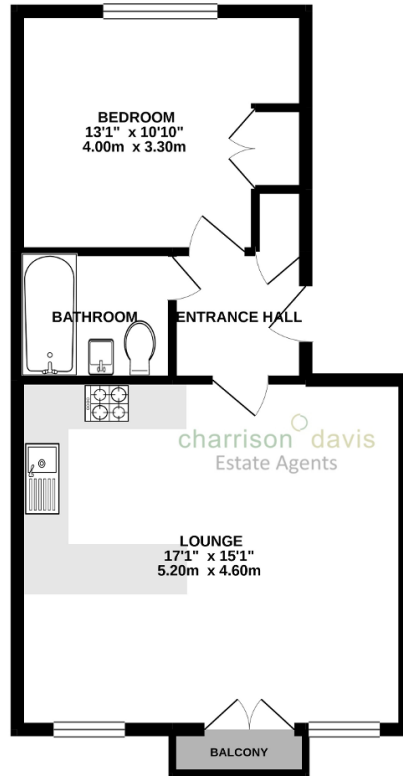


journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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