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1 Bed Flat

Guide Price

£230,000

Caroline Place UB3 5AF

1 BEDROOM / NO UPPER CHAIN: This popular style of 1 bedroom apartment is set in well kept communal grounds and features an entryphone system into a communal hallway, hall, fitted kitchen, large storage cupboard, spacious living room, fitted wardrobes in double bedroom and a fitted bathroom.

Well presented this superb property overlooks open fields to the rear and is located in a popular modern development near London Heathrow Airport and the Bath Road (A4) and offers easy access to the M4/M25 motorway networks. Hayes and Harlington train station (Crossrail due 2022) and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

Other benefits include long lease, gas central heating and residents and visitors permit parking and this property is ideal for the Buy-To-Let investor or First Time Buyer.

Accommodation

1 Bedroom

First Floor Flat

Well Presented

Gas Central Heating

Double Glazing & Part Triple Glazed

Long Lease / No Upper Chain

EPC Rating C / Leasehold

First Floor

Entrance Hall - Laminate flooring.

Lounge - ***15' 4" x 10' 5" (4.7m x 3.2m)*** Laminate flooring, radiator and triple glazed windows.

Kitchen - ***9' 10" x 5' 10" (3m x 1.8m)*** Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Triple glazed window to aspect

Double Bedroom - ***13' 1" x 9' 2" (4m x 2.8m)*** Laminate flooring, radiator, fitted wardrobes and double glazed bay window.

Shower Room - Fitted carpet and radiator. Three-piece shower suite to include a double shower cubicle, wall mounted hand basin with storage under and a low level W.C.

Exterior

Outside - Well tendered communal gardens.

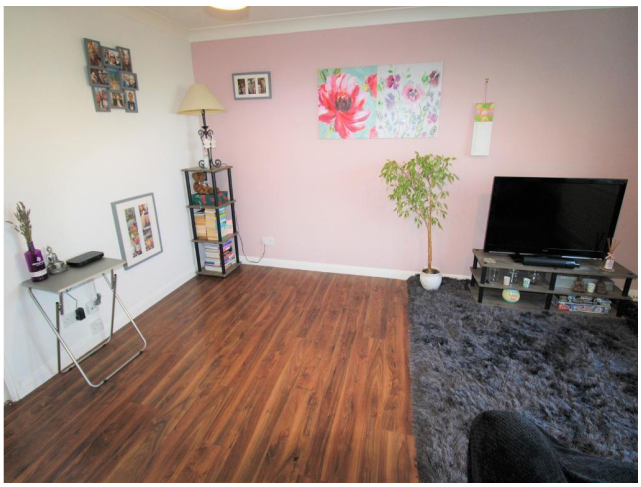
Parking - Allocated parking.

Tenure - Leasehold: Approximately 92 years although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £795 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: Approximately £92.50 per annum (to be confirmed by Vendors solicitor)

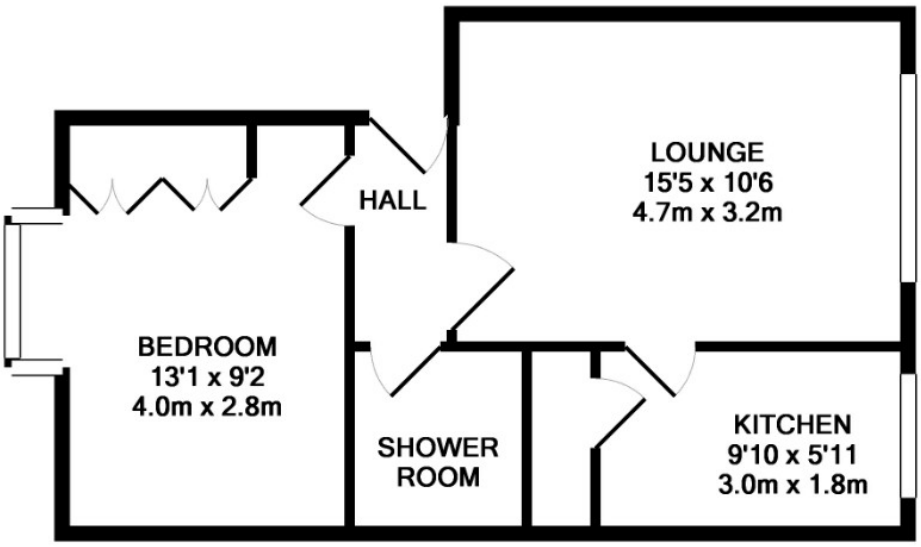
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The 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. The village High Street is also home to the Harlington Locomotive Society and West London Models.

Floorplans



TOTAL APPROX. FLOOR AREA 404 SQ.FT. (37.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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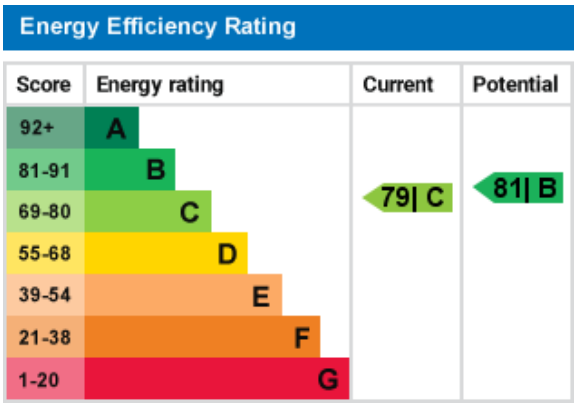

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