

2 Bed Maisonette

£325,000



## Gilpin Way UB3 5LZ

**2 DOUBLE BEDROOMS / GREAT LOCATION:** A real opportunity to acquire a much larger than average 2 bedroom maisonette and 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 are also only a short drive away.

This extremely spacious first floor property features a lounge with private balcony, fitted kitchen, good size double bedrooms, 2 large storage cupboards and fitted bathroom.

Other benefits include double glazed windows, gas central heating, no service charge, residents permit parking and garage in block.

Viewing Highly Recommended.

## Accommodation

2 Bedroom First Floor  
Maisonette

Convenient Cul-De-Sac  
Location

No Service Charge

Gas Central Heating /  
Double Glazing

Garage In Block

EPC Rating C / Leasehold

## Ground Floor

**Entrance Hall** - uPVC front door. Fitted carpet. Carpeted stairs to first floor.

## First Floor

**First Floor Landing** - Laminate flooring and radiator. 2 storage cupboards and Loft hatch.

**Lounge** - 16' 4" x 12' 1" (5m x 3.7m) Laminate flooring and a radiator. Double glazed window to front aspect and a door leading to private balcony.

**Kitchen** - 9' 6" x 9' 2" (2.9m x 2.8m) 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. Double glazed window to rear aspect

**Bedroom 1** - 14' 1" x 8' 10" (4.3m x 2.7m) Laminate flooring and a radiator. Double glazed window to front aspect.

**Bedroom 2** - 13' 5" x 8' 6" (4.1m x 2.6m) Laminate flooring and a radiator. Double glazed window to rear aspect.

**Bathroom** - Tiled flooring and radiator. Three-piece shower-room suite to include a fully tiled shower cubicle, hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**Tenure** - Lease : 125 years from 25 December 2015

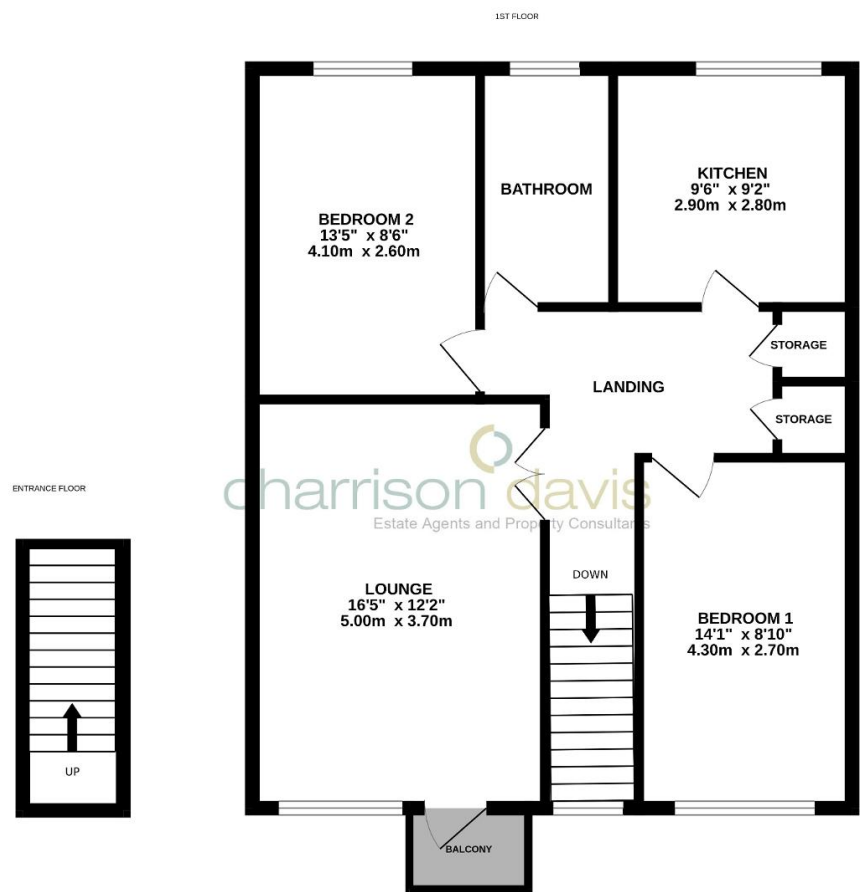
Ground Rent: £200 per annum (to be confirmed by Vendors solicitor)

No service charge although Buildings Insurance required (to be confirmed by Vendors solicitor)

**Garage In Block** -

**Council Tax** - C





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		