



The Martins, 8-18 Preston Road, Wembley, HA9 8JG

£135,000 Leasehold

- Two Bedroom RETIREMENT Flat
- Gas Central Heating & Double Glazing
- 22ft Lounge
- Fitted Kitchen
- Modern Tiled Bathroom
- EER C.
- Communal Gardens & Gated Parking
- Warden Assisted, Residents Lounge & Laundry Facilities
- Chain Free Sale
- EPC Rating C



TWO Bedroom First Floor Retirement Flat in this popular development, convenient for both Preston Road and Wembley Park's amenities. Purchasers must be at least 60 years of age. Warden in Attendance, Communal Lounge, Laundry, Guest Suite. Entryphone, Lifts, Double Glazing & Central Heating, 22ft Lounge, Fitted Kitchen, Modern Tiled Bathroom. EER C. Communal Gardens & Gated Parking. Chain Free. KEYS with Sole Agents.

Communal Entrance

Entryphone, hallway with Warden's Office, Use of Communal Lounge, & Laundry, Lifts & Stairs to all floors.

Entrance Hall

Radiator, two fitted cupboards.

Lounge

22' 5" x 10' 4" (6.83m x 3.15m) Radiator, fitted carpet, large walk-in store cupboard (6'6 x 5'6), door to Kitchen, front aspect double glazed window.

Fitted Kitchen

12' 9" x 5' 6" (3.89m x 1.68m) Fitted wall and base units, one and a half bowl stainless steel sink & drainer, hob, oven, plumbed for washing machine, Valliant Combi boiler, double glazed window.

Bedroom One

13' 1" x 10' 1" (3.99m x 3.07m) Front., Radiator, fitted wardrobes, double glazed window.

Bedroom Two

12' 11" x 5' 5" (3.94m x 1.65m) Front. Radiator, fitted carpet, double glazed window.

Tiled Modern Bathroom

6' 9" x 6' 1" (2.06m x 1.85m) Panelled bath, wash basin with vanity unit, low level wc,.

Communal Gardens & Parking

Gated parking to the rear of communal grounds.

Lease

99 years from 1989.

Service Charges

£365 pcm : which includes water rates, building insurance and outside window cleaning (to be confirmed).

Ground Rent to be Confirmed.

PLEASE NOTE

The Freehold is owned by a Housing Association and any prospective purchaser will be buying a full share at 70% of the market value to ensure affordability.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

