



Chamberlayne Avenue, Wembley, HA9 8SS

£270,000 Leasehold

- A Modern One Bedroom Top Floor Flat
- Convenient for Preston Road's transport & shops
- Double Glazing & Electric Heating
- Lounge/Diner
- Fitted Modern Kitchen
- One Double Bedroom
- Modern Bathroom
- Communal Grounds, Allocated Parking
- Very Long Lease
- EPC Rating C



A Well Presented Modern Top Floor One Bedroom Flat in this popular development, convenient for Preston Road's transport & shopping facilities. Double Glazing, Electric Heating, Lounge/Diner, Fitted Kitchen, Double Bedroom, Modern Bathroom. EER C. Communal Gardens, Allocated Parking. Very Long Lease. Ideal First Time Buy, viewing recommended by Christopher Rawlinson & Co. Tel: 020 8904 7733.

Communal Entrance

Entryphone, stairs to all floors.

Entrance Hall

Electric radiator, fitted cupboards.

Lounge / Diner

15' 6" x 10' 6" (4.72m x 3.20m) Electric wall heater, fitted carpet, double glazed window, door to Kitchen:

Fitted Kitchen

7' 11" x 6' 8" (2.41m x 2.03m) Matching wall and base units with tiled splashbacks, sink with mixer tap, plumbed for washing machine, integrated fridge/freezer, electric oven, hob with extractor, glazed leaded window from Lounge.

One Double Bedroom

12' 5" x 8' 9" (3.78m x 2.67m) Electric wall heater, fitted carpet, built-in cupboard, double glazed window.

Modern Bathroom

6' 0" x 5' 7" (1.83m x 1.70m) White suite of panelled bath with shower attachment & screen, wash hand basin, wc, chrome ladder radiator, walls part tiled.

Communal Gardens, Parking.

Allocated parking for one vehicle.

Very Long Lease

999 years from 1 May 1999.
Ground Rent £364 per annum. (to be confirmed)
Service Charges £2,600 per annum. (to be confirmed)

Additional Information

Council Tax Band C, London Borough of Brent.
Broadband: Ultra-fast 1800Mbps
Mobile Signal: EE 02 Three Vodafone.

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.

