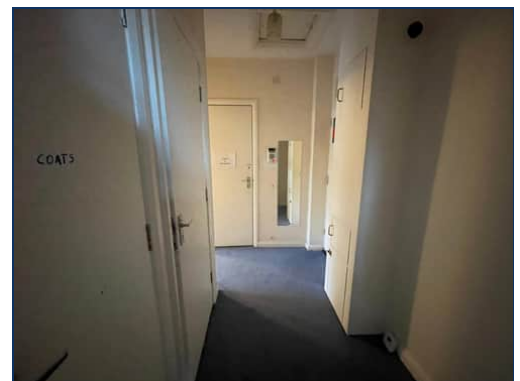




The Martins, 8-18 Preston Road, Wembley, HA9 8JG

£78,000 Leasehold

- Over 60s RETIREMENT Flat
- Double Glazing & Central Heating
- Lounge
- Kitchen
- Tiled Bathroom / WC
- One Bedroom
- Communal Areas (Lounge, Laundry, Gardens & Parking).
- EPC Rating C



A Second Floor One Bedroom RETIREMENT Flat situated in a convenient location, adjacent to The Broadway local shopping facilities and buses, and within easy reach of both Wembley Park and Preston Road's Stations. Lifts, Central Heating, Double Glazing, Lounge, Kitchen, Bedroom, Bathroom. EER C. Communal Gardens & Gated Parking. Warden, Use of Communal Lounge & Laundry. Sole Agents.

Communal Entrance

Entryphone, lifts and stairs to all floors.
Wardens Office, Communal Lounge and Laundry.

Entrance Hall

Entryphone, radiator, emergency pull cord, cloaks cupboard, storage cupboard, airing cupboard with hot and cold water tank, access to loft.

Lounge

4.95m x 4.11m (16' 3" x 13' 6") One double and one single radiators, phone and TV points, double glazed window, access to Kitchen:

Kitchen

2.77m x 2.57m (9' 1" x 8' 5") Fitted wall and base units, one and a half bowl single drainer stainless steel sink, double glazed window, electric oven, hob with extractor hood, wall mounted gas central heating boiler, radiator, part tiled walls.

Bedroom

3.56m x 3.43m (11' 8" x 11' 3") Double radiator, fitted wardrobe, emergency pull cord, large storage cupboard, double glazed window.

Bathroom

Panelled bath, mixer taps and shower attachment, low level WC, wash hand basin, heated towel rail/radiator, tiling to walls.

Communal Gardens & Parking

Gardens to the rear, parking via security gate.

Lease

99 years from 1989.

Ground Rent £60 per six months, payable April & October.

Service Charges £337.15p per calendar month (to be confirmed).

Local Authority Brent, Council Tax Band: C - Annual Price: £1,810.00

Mobile Coverage - EE, Vodafone, Three, O2

Broadband - Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability BT and Sky

N.B.

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. Purchasers should be at least 60 years of age.

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 etc are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

