



Woodcock Court, Woodcock Hill, Kenton, HA3 0PN

£250,000 Leasehold

- RARELY AVAILABLE Two Bedroom Ground Floor Retirement Flat
- Lounge with doors to Garden
- Fitted Kitchen
- Tiled Shower Room / WC
- EER C.
- Communal Grounds & Parking.
- New Lease on purchase
- EPC Rating C



A Two Bedroom Ground Floor RETIREMENT Flat, situated in this popular development backing parkland and convenient for Preston Road's transport & shopping facilities. House Manager & Residents Lounge & Laundry Facilities.

Purchasers must be 60 years of age or above. Large Living Room with door to Garden, Fitted Kitchen, Two Bedrooms (one double & one single), Tiled Shower Room / WC. EER C. Communal Grounds & Parking. New Lease on purchase.

KEYS with Sole Agents.

Communal Entrance

Entryphone, large hallway with door to Manager's office, laundry facilities, lifts.

Entrance Hall

16' 11" x 5' 7" (5.16m x 1.70m) Radiator, two fitted cupboards, doors to Living Room, Kitchen, Two Bedrooms and Bathroom.

Living Room

17' 10" x 10' 8" (5.44m x 3.25m) Fitted carpet, wall lights, emergency pull cord, windows and door to patio and rear garden.

Fitted Kitchen

11' 9" x 6' 11" (3.58m x 2.11m) Matching white fitted wall and base units with tiled splashbacks, fitted double oven and electric induction hob, extractor, sink with mixer tap & drainer, plumbed for washing machine, breakfast bar, window overlooking parkland to the rear.

Bedroom One (Rear)

11' 9" x 10' 2" (3.58m x 3.10m) Fitted wardrobes, fitted carpet, emergency pull cord, radiator, window overlooking gardens and parkland to rear.

Bedroom Two (single room)

11' 9" x 6' 1" (3.58m x 1.85m) Electric radiator, fitted carpet, window to rear.

Tiled Shower Room / WC

6' 8" x 5' 6" (2.03m x 1.68m) Shower cubicle with thermostatic shower, glass side & door, pedestal wash hand basin, low level wc, walls part tiled, extractor, electric heated radiator, emergency pull cord.

Communal Grounds & Parking

Well kept gardens, pathways and shaded seating area to the centre of the development, parking for residents and guests.

Lease

We understand a new 99 year lease will be granted on purchase of the property.

Service Charges £955. 47 per quarter (to be confirmed).

Additional Information

Council Tax Band C, £1710. 62p p.a. London Borough of Brent.

Broadband: Basic 16Mbps, Superfast 80Mbps.

Mobile: EE 02 Three Vodafone.

Satellite/Fibre TV Coverage: BT & Sky.

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. Photos may be from our library. Lease details, service charges (where applicable), are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

