



8-18 Preston Road, Wembley, HA9 8JG

£125,000 Leasehold

- Two Bedroom Ground Floor RETIREMENT Flat
- Warden Assisted, Residents Lounge & Laundry Facilities
- Double Glazing & Central Heating
- Reception Room with garden access
- Fitted Kitchen
- Bathroom / WC
- Communal Gardens & Gated Parking
- EPC Rating C



A Two Bedroom Ground Floor RETIREMENT Flat situated in this popular development, convenient for both Preston Road and Wembley Park's shopping & transport facilities. Warden Assisted, Residents' Lounge, Laundry Facilities & Guest Suite. This property benefits Double Glazing & Central Heating, Reception Room with garden access, Fitted Kitchen, Two Bedrooms, Bathroom/WC. Chain Free Sale. KEYS with Sole Agents.

Communal Entrance

Entryphone, Warden's office, Communal Lounge, Laundry Room.

Entrance Hall

Radiator, wood flooring, two fitted cupboards.

Reception Room

19' 10" x 10' 3" (6.05m x 3.12m) Radiator, wood flooring, large fitted cupboard, patio door to own patio, and communal rear Garden

Fitted Kitchen

13' 0" x 5' 6" (3.96m x 1.68m) Fitted wall and base units, electric hob & oven, plumbed for washing machine, stainless steel sink with mixer tap, walls part tiled, extractor, double glazed window to rear.

Bedroom One (Rear)

13' 3" x 10' 0" (4.04m x 3.05m) Radiator, wood flooring, double glazed window.

Bedroom Two (Rear)

13' 2" x 5' 10" (4.01m x 1.78m) Radiator, wood flooring, double glazed window.

Bathroom

Panelled bath with overhead shower and folding screen, wash hand basin inset in unit, low level wc, radiator, extractor.

Communal Gardens & Parking

Well kept gardens to rear, parking via security barrier.

Lease

99 years from 1989.

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

