



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

### £110,000 Leasehold

- One Bedroom Ground Floor RETIREMENT Flat
- Popular Development close to shops & buses
- Fitted Kitchen
- Lounge/Diner
- Double Bedroom
- Tiled Bathroom / WC
- Communal Gardens & Gated Parking
- Residents' Lounge, Laundry & Guest Suite
- EPC Rating C



We are delighted to offer this One Bedroom Ground Floor RETIREMENT Flat, situated in a popular development adjacent to shopping parade and buses that pass the door. Use of Communal Lounge, Laundry, Lifts, Gardens & Gated Parking. This Ground Floor Flat benefits Central Heating & Double Glazing, Laminate Flooring, Fitted Kitchen, Lounge/Diner, One Double Bedroom, Tiled Bathroom. EER C.

## Communal Entrance

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

## Entrance Hall

Fitted cupboards, radiator, laminate flooring.

## Lounge / Diner

19' 4" x 10' 3" (5.89m x 3.12m) max. Radiators, laminate flooring, double glazed window, access to Kitchen:

## Fitted Kitchen

12' 6" x 5' 3" (3.81m x 1.60m) Wall and base units, stainless steel sink & drainer, oven, hob, extractor, Vaillant boiler, double glazed window to front.

## One Bedroom

13' 0" x 10' 3" (3.96m x 3.12m) Radiator, fitted wardrobe, laminate flooring, double glazed window to front.

## Tiled Bathroom

Bath with shower attachment, wash hand basin, wc, heated towel rail, walls & floor tiled.

## Use of Communal Lounge & Laundry Room

Large Communal Lounge for residents to meet.  
Laundry with washing machines & dryers.

## Communal Grounds & Parking

Communal gardens to the rear of the development, gated parking.

## Lease

99 year lease from 1989.  
Ground rent £60 per six months, payable April & October.  
Service charges £352.94 per month (to be confirmed).

## Additional Information

Council Tax Band C, London Borough of Brent.  
Mobile signal: EE 02 Three Vodafone.  
Broadband: Basic 15Mbps Superfast 80Mbps Ultrafast 1000Mbps.  
Satellite / Fibre TV Availability BT & 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.

