



Blackberry Court, Preston Road, HA3 0QH

£130,000 Leasehold

- A One Bedroom RETIREMENT Flat
- Overlooking Gardens to the Rear
- Double Glazing & Electric Heating
- Large Reception Room
- Fitted Kitchen
- Tiled Bathroom
- Long Lease
- Very Convenient for Preston Road Met Line Station
- EPC Rating B



A One Bedroom Ground Floor RETIREMENT Flat in this sought after block, close to Preston Road's shopping & transport facilities. This small development offers secure, friendly independent living for purchasers over the age of 60 years. There is a House Manager, Residents' Lounge, Laundry & a Guest Suite. Double Glazing, Electric Heating, Large Reception Room, Fitted Kitchen, Bedroom, Tiled Bathroom. EER B. Long Lease, Communal Gardens to the rear and Residents Parking to the front.

Communal Entrance

Entryphone, residents' lounge, kitchen & laundry facilities, managers office, lifts and stairs to all floors.

Entrance Hall

Fitted carpet, electric wall heater, large fitted cupboard.

Reception Room

18' 11" x 10' 4" (5.77m x 3.15m) Fitted carpet, electric wall heater, fireplace, double glazed window overlooking rear gardens. Door to Kitchen:

Fitted Kitchen

7' 4" x 7' 0" (2.24m x 2.13m) Fitted matching wall and base units, one and a half bowl stainless steel sink & drainer, built-in oven, hob, extractor, plumbed for washing machine, double glazed window overlooking the rear garden.

Bedroom

14' 8" x 9' 0" (4.47m x 2.74m) Electric wall heater, fitted carpet, mirror fronted wardrobe, double glazed window to the rear.

Bathroom

7' 0" x 7' 0" (2.13m x 2.13m) Tiled walls, bath with overhead shower & screen, wash hand basin, wc, heated towel rail.

Communal Gardens & Parking

Well kept gardens to the rear, with lawn, flower beds, paths and seating area.

Parking to the front for residents and visitors.

Lease

125 years from 1st July 2006.

Service Charges 1/3/24 half yearly in advance £1,866. 30p.

Ground Rent to be advised.

Additional Information

Council Tax Band C, London Borough of Brent. Approx £1810.00 per annum

Broadband: Basic 16Mbps, Superfast 80Mbps.

Mobile Coverage EE Vodafone O2.

Satellite/Fibre TV Availability. 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 and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B	82	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

