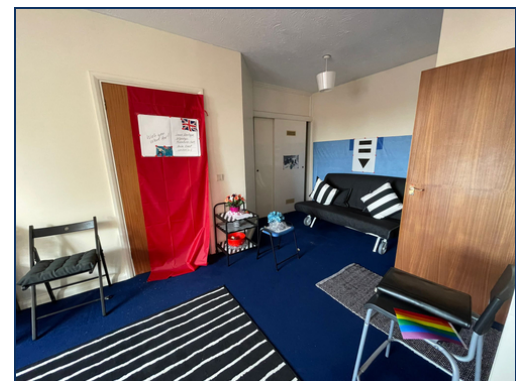




The Martins, 8-18 Preston Road, Wembley, HA9 8JG

Guide Price £95,000

- One Bedroom RETIREMENT Flat
- Purchasers should be at least 60 years of age
- Double Glazing & Central Heating
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Lifts
- Communal Lounge & Laundry
- Gated Parking
- Chain Free
- EPC Rating D



A One Bedroom Second Floor RETIREMENT Flat, in this popular development situated close to The Broadway local shopping parade, and buses to both Preston Road and Wembley Park. Purchasers should be at least 60 years of age. Lifts, Communal Lounge & Laundry Facilities. House Manager. Chain Free Sale.

Communal Entrance

Entryphone, House Manager's Office, Lifts, Use of Communal Lounge & Laundry Facilities.

Entrance Hall To Flat

Entryphone, fitted cupboard

Lounge/Diner

22' 02" x 10' 04" (6.76m x 3.15m) Two radiators, recessed double cupboard, fitted carpet, door to Kitchen, double glazed window.

Kitchen

12' 9" x 5' 6" (3.89m x 1.68m) Fitted wall and base units, single drainer sink, plumbed for washing machine, oven, hob, extractor, radiator, double glazed window.

Bedroom

11' 10" x 9' 11" (3.61m x 3.02m) Radiator, fitted carpet, double glazed window.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, wc, radiator, walls tiled, extractor.

Communal Gardens & Parking

Well kept gardens to the rear, gated parking.

Lease

99 years from 1989.

Ground Rent £50 per six months, payable April & October.

Service Charges £325. 83p per calendar month (to be confirmed).

Council Tax Band C. London Borough of Brent.

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. Purchasers should be at least 60 years of age.

Additional Information

Council Tax Band C. £1,810.00 Per Annum. London Borough of Brent.

Broadband: Basic 15 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

Mobile Coverage: EE, Three and O2

Satellite/Fibre TV Availability: BT and 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. Photos may be from our library. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details and service charges are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contract.

