



RABOURNMEAD DRIVE, NORTHOLT

£225,000

**** NO ONWARD CHAIN DELAYS **** A bright and spacious one bedroom first floor flat situated in a peaceful neighbourhood within 0.7 miles from Northolt Central Line station. The property briefly comprises communal entrance with secure entry phone system, hallway with two built in storage cupboards, living room with French doors to Juliet balcony, bedroom with fitted wardrobes, fitted kitchen and bathroom. Further benefits include double glazing, large communal garden, allocated parking for one car in residents car park and a 260 year lease remaining.

- ONE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT
- BRIGHT AND SPACIOUS THROUGHOUT
- LIVING ROOM WITH JULIET BALCONY
- BEDROOM WITH FITTED WARDROBE
- LARGER THAN AVERAGE KITCHEN
- STORAGE CUPBOARDS IN HALLWAY
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- DOUBLE GLAZING
- ALLOCATED OFF STREET PARKING
- LARGE COMMUNAL GARDEN
- SECURE PHONE ENTRY SYSTEM
- 260 YEAR LEASE REMAINING
- NO ONWARD CHAIN

Ground Floor

Communal Entrance

Communal entrance via front aspect door, secure mounted phone entry system, stairs to all floors.

First Floor

Hallway

Entrance into hallway via side aspect door, wall mounted electric heater, wall mounted phone entry system, power points, two built in storage cupboards, carpeted flooring.

Living Room

12' 7" x 10' 2" (3.84m x 3.10m) Front aspect French doors to Juliet balcony, side aspect double glazed window, wall mounted Thermostatic heater, power points, TV aerial, carpeted flooring.

Kitchen

8' 10" x 7' 2" (2.69m x 2.18m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated electric hob with oven below and overhead extractor fan, space for undercounter fridge/freezer, plumbed for washing machine, part tiled walls, power points, spot lighting.

Bedroom

12' 6" into wardrobe x 8' 4" (3.81m x 2.54m) Rear aspect double glazed window, wall mounted Thermostatic heater, fitted wardrobes, power points, carpeted flooring.

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m) Side aspect frosted double glazed window, low level W/C, pedestal hand wash basin with mixer tap, panel enclosed bath with glass shower screen and mixer tap, wall mounted shower with attachment, part tiled walls.

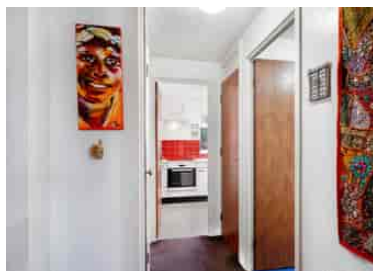
Outside

Parking

Allocated off street parking for residents within car park.

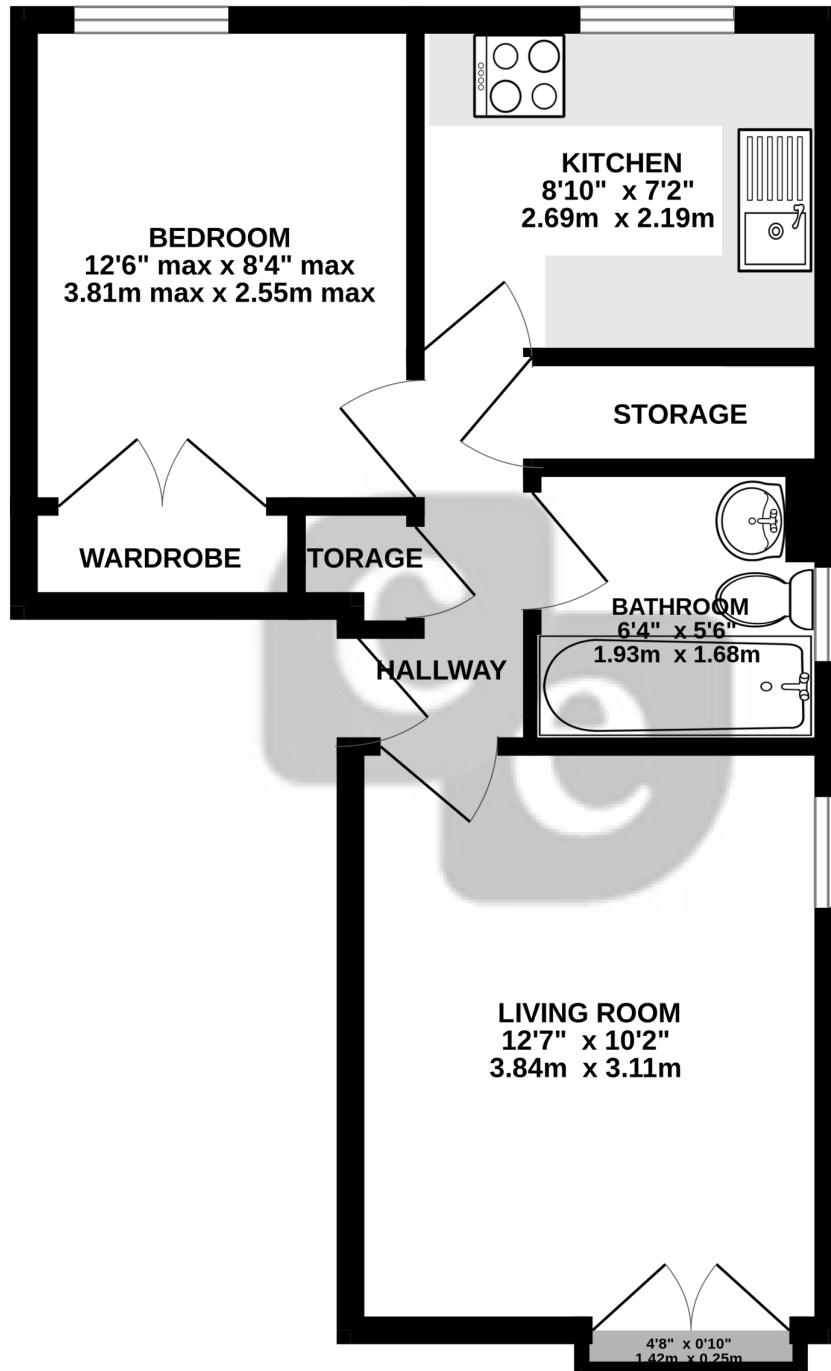
Communal Gardens

Well maintained communal gardens for residents, side access to rear garden via wooden gate.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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