



## PERCEVAL COURT, NEWMARKET AVENUE, NORTHOLT

### £284,950

A spacious and well maintained two double bedroom, purpose built flat situated within 0.5 miles from both Northolt Park Station and Northolt Central Line station. The property briefly comprises hallway with built in storage cupboard, double aspect living room, modern kitchen with balcony, two double bedrooms and contemporary bathroom. Further benefits include double glazing, gas central heating, communal grounds and lift to all floors. **\*\*HOT WATER AND HEATING INCLUDED IN RENT\*\***

- TWO DOUBLE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FITTED KITCHEN
- LIFT AND STAIRS TO ALL FLOORS
- PHONE ENTRY SYSTEM
- CLOSE TO NORTHOLT PARK AND NORTHOLT CENTRAL LINE STATIONS
- BALCONY
- 17'10" DOUBLE ASPECT LIVING ROOM
- AVAILABLE NOW
- HOT WATER AND HEATING BILL INCLUDED IN PRICE



## Ground Floor

### Communal Entrance

Communal entrance via front aspect door into lobby, stairs and lift to all floors, wall mounted phone entry system.

## Fifth Floor

### Hallway

Entrance into hallway via rear aspect door, laminate flooring, wall mounted phone entry system, storage cupboard.

### Living Room

17' 10" x 10' 9" (5.44m x 3.28m) Front and side aspect double glazed windows, radiator, power points, TV aerial, phone point, laminate flooring.

### Kitchen

11' 3" x 7' 11" (3.43m x 2.41m) Front aspect double glazed door to balcony, front aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, gas cooker with overhead extractor fan, space for fridge/freezer, plumbed for washing machine, radiator, part tiled walls, power points, pantry, laminate flooring.

### Balcony

Glass railing.

### Bedroom One

14' 9" x 9' 8" (4.50m x 2.95m) Side aspect double glazed window, power points, phone point, radiator, carpeted flooring.

### Bedroom Two

14' 9" x 8' 2" (4.50m x 2.49m) Side aspect double glazed window, radiator, power points, carpeted flooring.

## Bathroom

6' 10" x 6' 4" (2.08m x 1.93m) Side aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with glass shower screen, mixer tap and shower attachment, part tiled walls, tiled flooring, heated towel rail.

## Outside

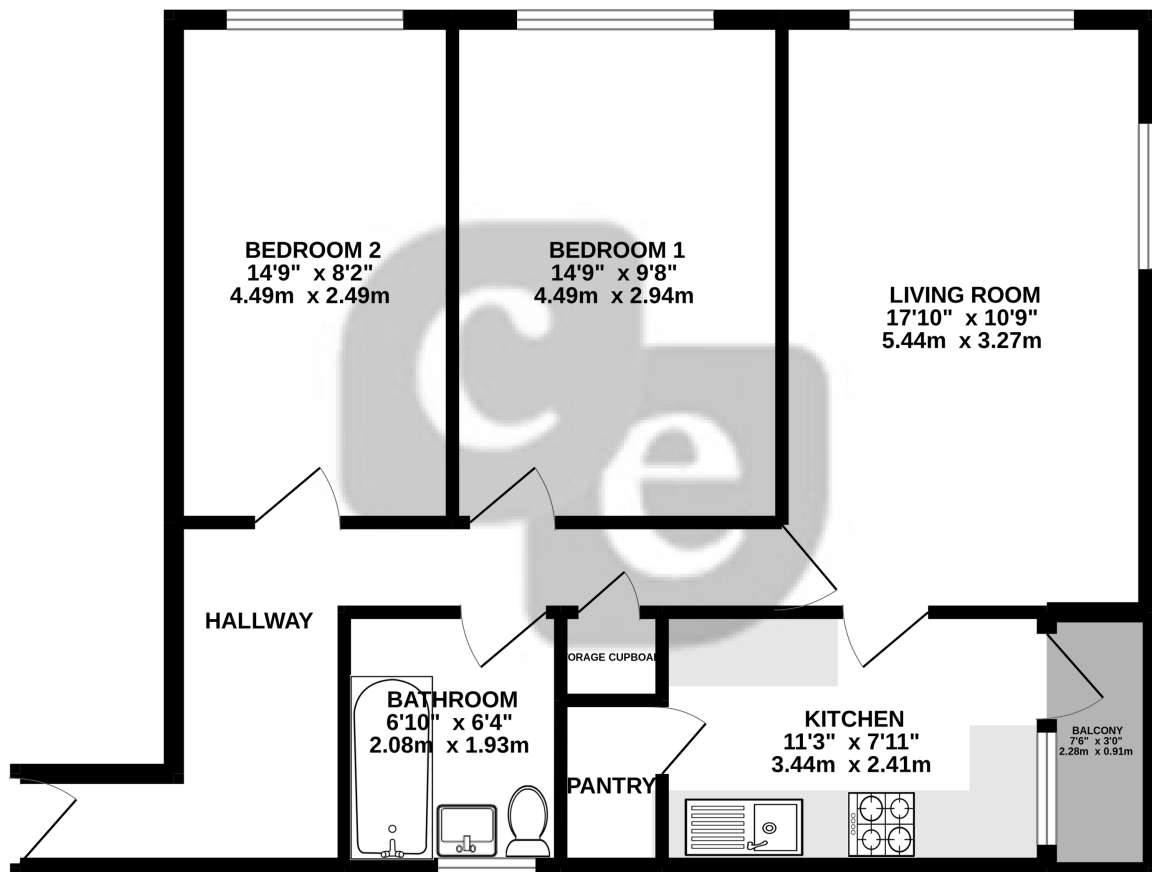
### Communal Grounds

Communal grounds and bin storage.



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**  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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