



Bridgewater Court, Bridgewater Road, Wembley, HA0 1AU

Guide Price £280,000 Leasehold

- Two Bedroom Ground Floor Flat
- In Need of Modernisation & Redecoration
- Lounge with balcony
- Large Kitchen
- Bathroom
- Garage in Block, Communal Grounds
- Very Long Lease
- Chain Free Sale
- EPC Rating E



A Two Bedroom Ground Floor Flat situated within a short walk of Sudbury Town's transport & shopping facilities. The property is in need of updating and redecoration. Lounge with balcony, Large Kitchen, Two Double Bedrooms, Bathroom. Communal Grounds, Garage in block. Very Long Lease. Chain Free. EER E.

Communal Entrance

Entrance Hall

Electric wall heater, cupboard with tank.

Reception Room

14' 6" x 13' 9" (4.42m x 4.19m) Electric wall heater, windows and door to ground floor balcony.

Kitchen

14' 11" x 7' 7" (4.55m x 2.31m) Wall and base units, tiled splashbacks, sink & drainer, window.

Bedroom One

13' 8" x 9' 10" (4.17m x 3.00m) Window and door to ground floor balcony.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m) Electric wall heater, window.

Bathroom

7' 2" x 6' 9" (2.18m x 2.06m) Bath, wash hand basin, wc, frosted window, chrome towel radiator, tiled walls.

Communal Gardens & Garage

Well kept communal grounds.
Own Garage in block.

Long Lease

999 from 13/4/2016. (951 years unexpired).
Service Charges £135 pcm (to be confirmed).

Additional Information

Council Tax Band C. £1,810 London Borough of Brent.
Broadband: Basic 6Mbps
Sattelite / 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. Lease details, service charges and round rent are given s a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

