

CARMEL COURT, KINGS DRIVE, WEMBLEY, HA9 9JF



EPC Rating: C

Hoopers are pleased to offer this first floor one bedroom flat set within a purpose built block in a highly sought after location. The property is situated within a few yards of The Lycee International De Londres school and Wembley Park's multiple shopping facilities including London Retail outlet and Wembley Park station (Metropolitan & Jubilee lines). The property is offered with vacant possession and would be ideal for both first time buyers and investors alike.

Viewing is highly recommended.

- First floor flat
- Entry phone system
- Wood laminate flooring
- Fitted kitchen
- Modern bathroom
- Gas central heating
- Double glazing
- Superb location
- Ideal for first time buyers & investors
- Vacant possession

PRICE:£300,000.....LEASEHOLD

CARMEL COURT, KINGS DRIVE, WEMBLEY PARK, HA9 9JF (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Wood laminate flooring.

Reception 1 (front): 17'5" x 9'5" (5.30m x 2.87m). Double glazed windows. Wood laminate flooring.

Kitchen (front): 9'8" x 6'2" (2.94m x 1.87m). Double glazed windows. Single drainer sink unit with mixer tap and cupboard below. Fitted wall and base units with work surfaces above. Electric hob with oven below and extractor hood above. Wall mounted boiler.

Bedroom 1 (front): 12'2" x 10'3" (3.72m x 3.12m). Double glazed windows. Wood laminate flooring.

Bathroom/WC: 8'6" x 6'6" (2.58m x 1.97m). Frosted double glazed windows. Tiled bath with separate shower above with shower screen. Pedestal wash hand basin. Low level WC. Built in cupboard housing plumbing for washing machine. Part tiled walls. Tiled flooring. Heated towel rail.

External features: Communal gardens.

Lease: 2 November 1976 to 20 September 2100 thus having approximately 78 years remaining.

Service Charge: £2,400 p.a.

Ground Rent: £60 p.a.

Council Tax: Band B.

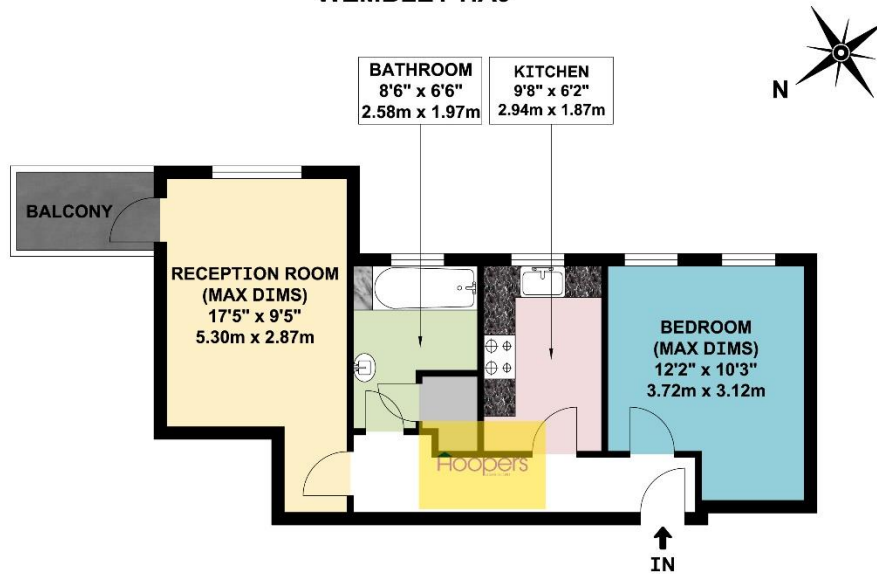
PRICE: £300,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

CARMEL COURT, KINGS DRIVE, WEMBLEY PARK, HA9 9JF (CONTINUED)



CARMEL COURT, KINGS DRIVE, WEMBLEY PARK, HA9 9JF (CONTINUED)**CARMEL COURT, KING DRIVE
WEMBLEY HA9****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 438.30 SQ. FT / 40.72 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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.
FLOOR PLANS ARE NOT DONE TO "SCALE".