



Radcliffe Way ub5 6hl

**** NO STAMP DUTY FOR FIRST TIME BUYERS ****

A well presented & spacious split level flat located within walking distance of shops & public transport & also within 1 mile of Northolt Station (Central Line). Accommodation comprises entrance hall, wc, reception room with private balcony, kitchen / breakfast room, 3 good size bedrooms & family bathroom. Additional benefits include double glazing, gch, long lease & entryphone system...An ideal first time buy or rental investment...VIEWING IS HIGHLY ADVISED

Accommodation

- a spacious split level flat
- 3 good size bedrooms
- reception room with private balcony
- kitchen / breakfast room
- family bathroom
- additional downstairs wc
- double glazing / gch
- close to amenities

Ground Floor

entrance hall - laminate flooring & staircase to second floor

downstairs wc - low level wc, wall mounted boiler, vinyl flooring & side aspect frosted double glazed window

reception room - 15' 1" x 12' 9" (4.6m x 3.9m) front aspect double glazed windows x2, laminate flooring, radiator & door leading to private balcony

reverse view -

kitchen / breakfast room - 15' 1" x 11' 1" (4.6m x 3.4m) range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, cooker point with extractor hood over, space & plumbing for washing machine, space for fridge freezer, space for table & chairs, vinyl flooring & front aspect double glazed window

reverse view -

additional view -

bedroom 1 - 12' 9" x 12' 1" (3.9m x 3.7m) front aspect double glazed window, radiator, laminate flooring & built in storage cupboard

reverse view -

bedroom 2 - 12' 1" x 12' 1" (3.7m x 3.7m) rear aspect double glazed window, radiator, laminate flooring & built in storage cupboard

reverse view -

bedroom 3 - 9' 10" x 6' 10" (3m x 2.1m) rear aspect double glazed window, radiator & laminate flooring

reverse view -

bathroom - 6' 10" x 9' 6" (2.1m x 2.9m) panel enclosed bath with shower attachment & mixer tap, pedestal wash hand basin, low level wc, tiled walls, vinyl flooring, radiator & side aspect frosted double glazed window



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



