



Elizabeth Fry House UB3 4EL

*** WE'RE ALL GOING ON A STAMP DUTY HOLIDAY!! ***

SUPERB BUY-TO-LET OPPORTUNITY / BIG 2 BED FLAT NEAR CROSSRAIL: A realistically priced and conveniently located 2 bedroom flat perfect for Buy-To-Let or as a first time purchase.

This much larger than average property is also situated near bus routes to the Bath Road, Hayes & Harlington mainline station to Paddington (Crossrail due 2020) and London Heathrow Airport. The M4/M25 networks only a short drive away.

This spacious balcony flat also benefits from double glazed windows, gas central heating, allocated parking, interior and exterior storage cupboards and units, no upper chain and long lease.

This property is also within easy walking distance of a Cranford Park Academy and as Asda Superstore and features a entrance hall, fitted kitchen with some appliances, lounge with double glazed sliding door to private balcony, two double bedrooms and a quality fitted bathroom.

Accommodation

Spacious 2 Bedroom Flat

Convenient Popular Location

Walking Distance To Crossrail Station

Ideal Buy-To-Let / FTB

Gas Central Heating / Double Glazing

No Upper Chain

EPC Rating C / Leasehold

Ground Floor

Entrance - Ground floor communal entrance with secure entryphone system. Stairs to upper floors.

Second Floor

Hall - Laminate flooring, entryphone handset, built in storage / meter cupboard and a radiator.

Lounge - 15' 4" x 11' 1" (4.7m x 3.4m) Laminate flooring, built in storage cupboard and a radiator. Double glazed sliding doors to private balcony.

Kitchen - 7' 2" x 11' 1" (2.2m x 3.4m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, electric oven, fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window.

Bathroom - Vinyl flooring, extractor fan. Three-piece bathroom suite to include a panel enclosed bath with shower mixer tap, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

Bedroom 1 - 12' 9" x 9' 10" (3.9m x 3m) Laminate flooring and a radiator. Double glazed window.

Bedroom 2 - 10' 2" x 6' 10" (3.1m x 2.1m) Laminate flooring and a radiator. Double glazed window.

Exterior

Outside - Brick built lockable storage unit and allocated residents parking

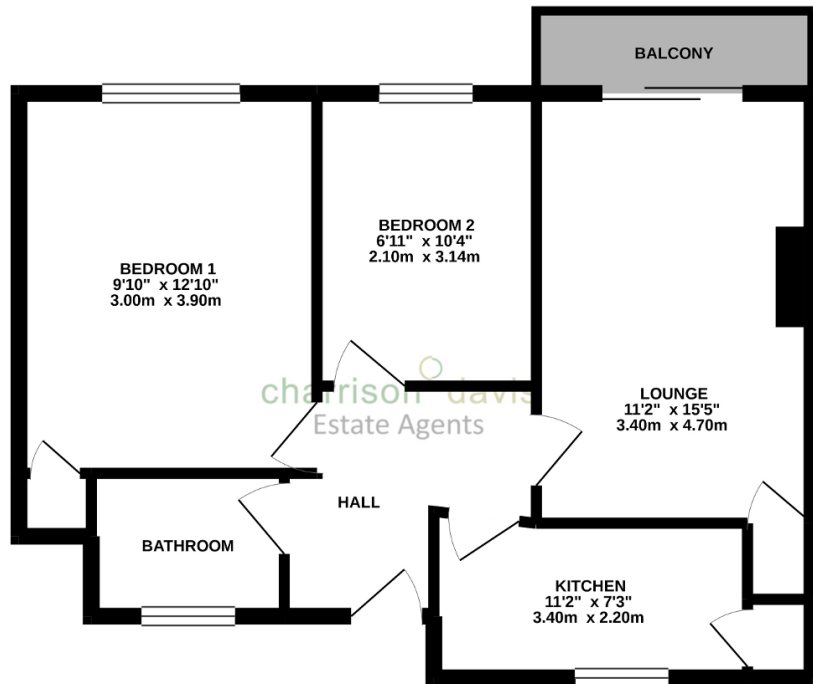
Tenure - Leasehold: Approximately 112 years although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £697 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: £10 per annum (to be confirmed by Vendors solicitor)



GROUND FLOOR



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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Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(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		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		