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1279 Greenford Road
Greenford, UB6 0HY

BISHOPS COURT 152 WATFORD ROAD WEMBLEY HA0 3FE £125,000 Leasehold



PURPOSE BUILT ONE BEDROOM GROUND FLOOR RETIREMENT FLAT WITH DIRECT GARDEN ACCESS

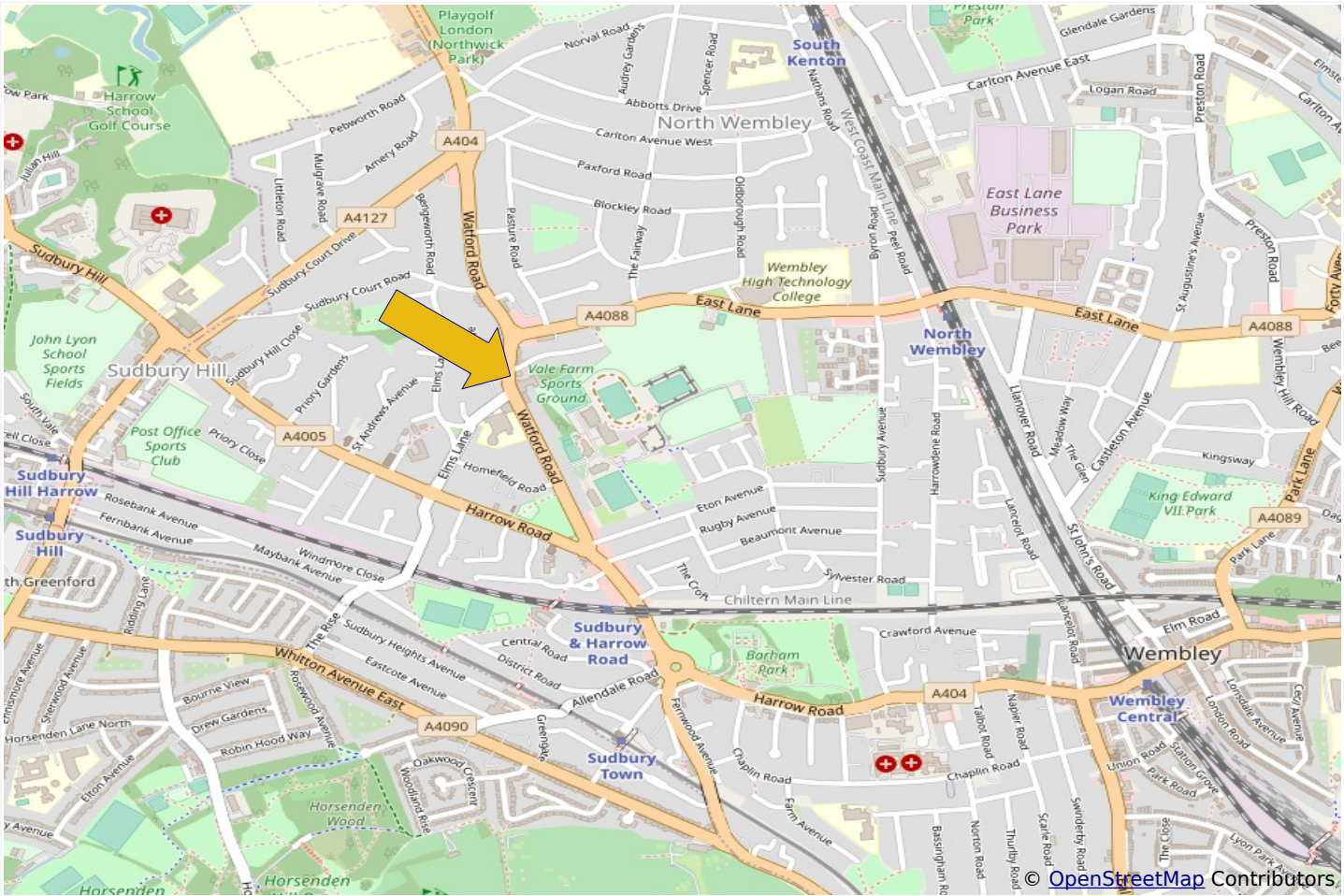
Constructed approximately twenty years ago the property is located within $\frac{3}{4}$ mile of Sudbury Town local shopping facilities, Chiltern Main Line and Piccadilly Underground Stations. Bus stops for routes 182 and 245 are within a few hundred yards.

*** AVAILABLE ONLY TO PURCHASERS AGED 60+ ***

*** RESIDENTS' LOUNGE * DOUBLE GLAZING * OFF-PEAK ELECTRIC HEATING ***

*** AMPLE PARKING * FITTED KITCHEN ***

*** ATTRACTIVE COMMUNAL LAWNS AND GARDEN * NO UPPER CHAIN ***



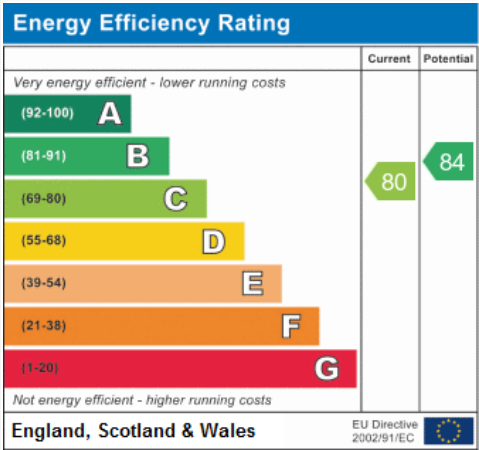


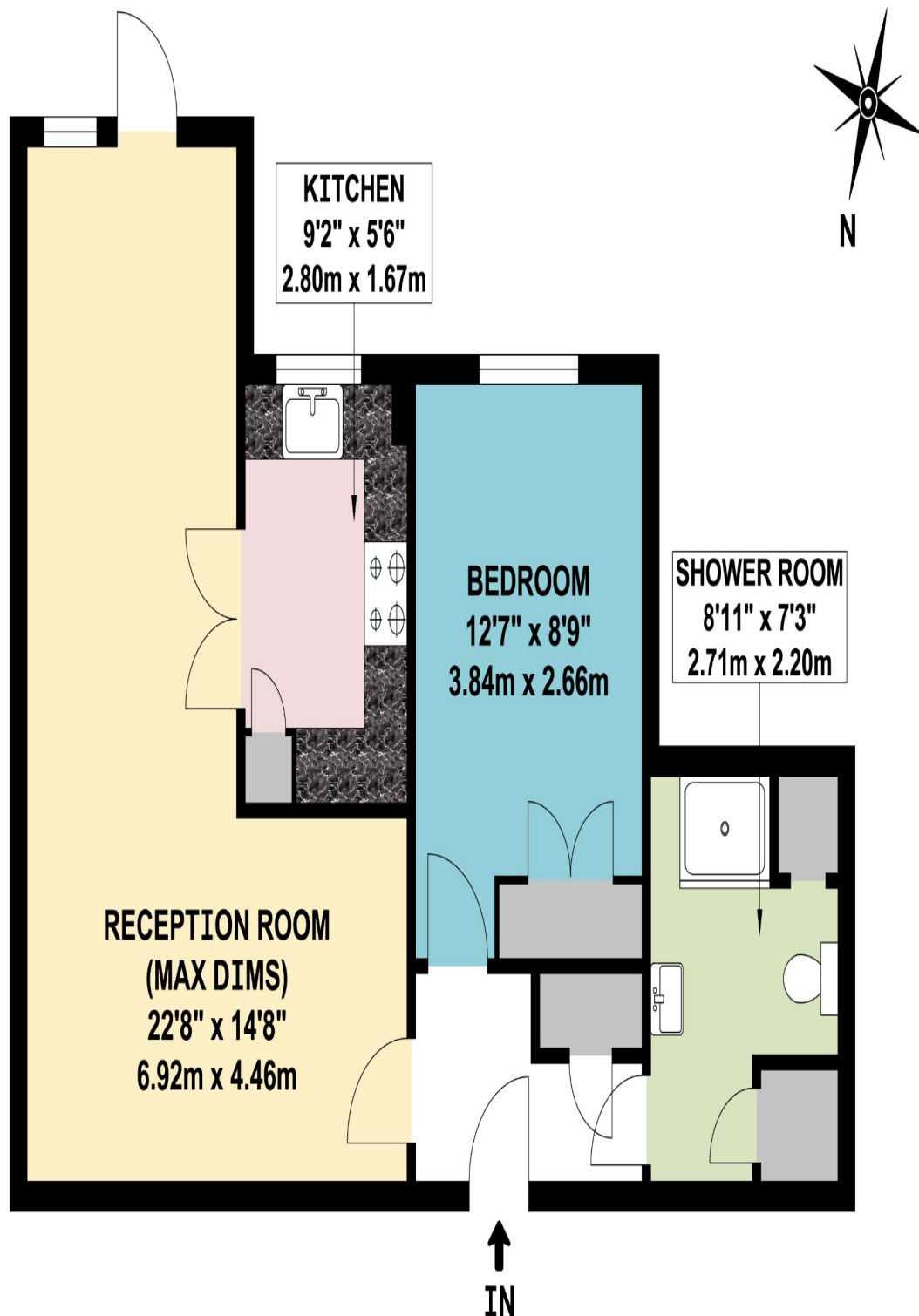
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st JUNE 2001 at a ground rent of £350.00 p.a.

Service Charge

It is understood that the service charge currently payable is approximately £215 pcm





GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 523.34 SQ. FT / 48.62 SQ. M

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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