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1279 Greenford Road  
Greenford, UB6 0HY

## **BISHOPS COURT 152 WATFORD ROAD WEMBLEY HA0 3FE £140,000 Leasehold**



### **PURPOSE BUILT ONE BEDROOM FIRST FLOOR RETIREMENT FLAT**

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.

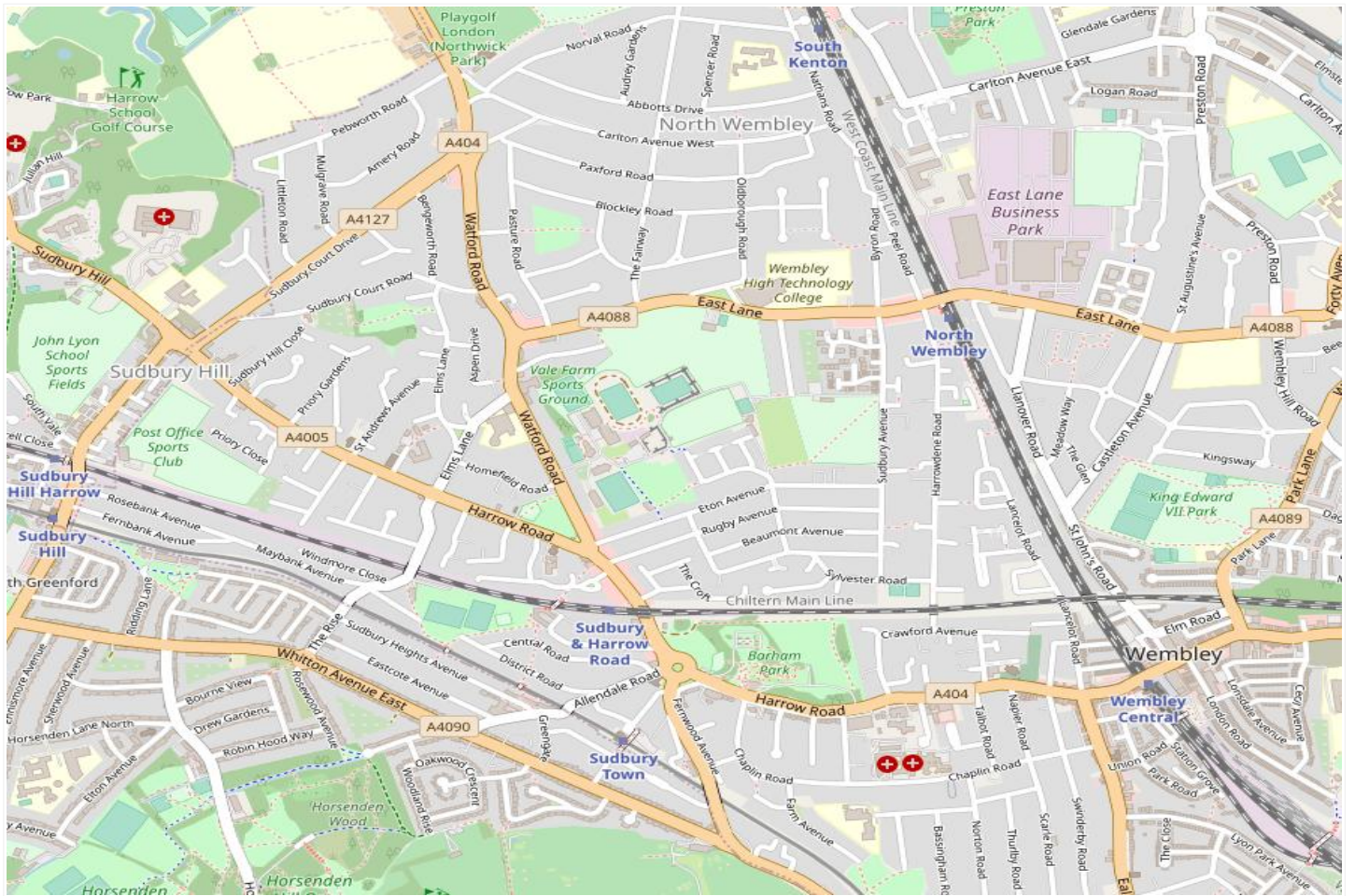
**\* AVAILABLE ONLY TO PURCHASERS AGED 60+ \* ON-SITE SCHEME MANAGER \***

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

**\* AMPLE PARKING \* FITTED KITCHEN \* 24 HOUR EMERGENCY CALL SYSTEM \***

**\* LAUNDRY ROOM \* LIFT \* GUEST SUITE \***

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





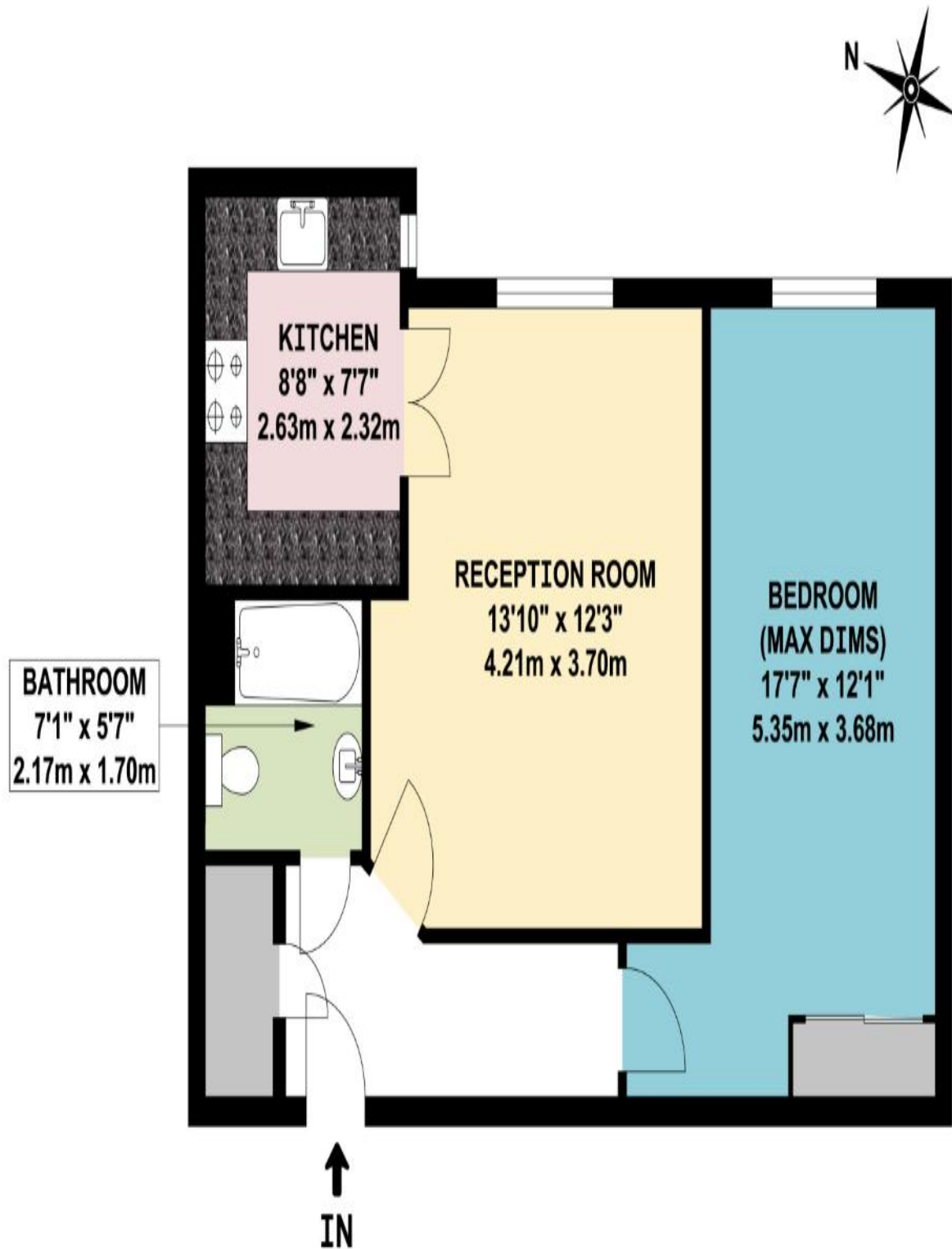
**Lease Information**

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

**Service Charge**

It is understood that the service charge currently payable is approximately £220 pcm

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 86                      | 87        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



## FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 519.68 SQ. FT / 48.28 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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