

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

BISHOPS COURT 152 WATFORD ROAD WEMBLEY HA0 3FE £120,000 Leasehold



ATTRACTIVELY PRESENTED 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.

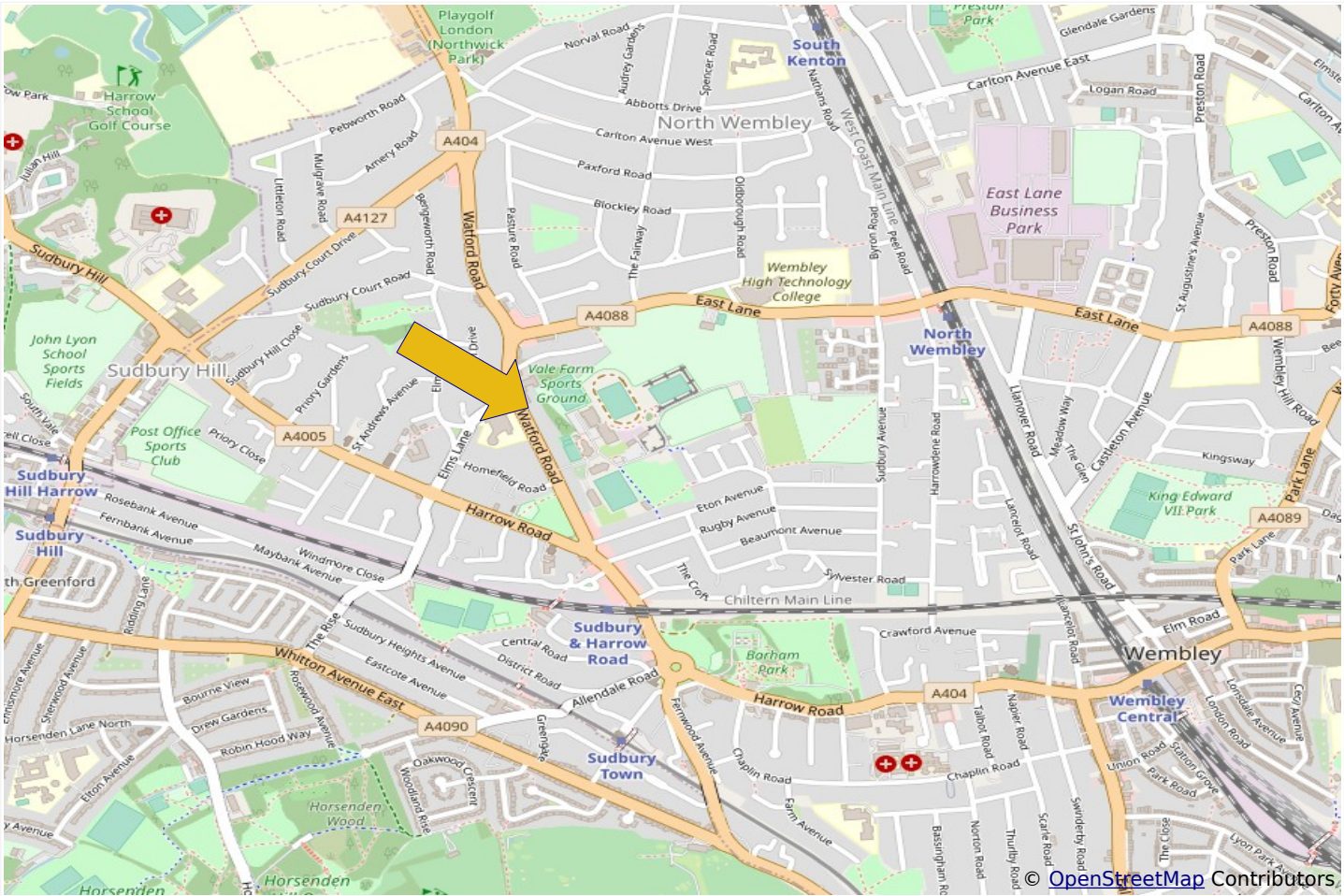
*** AVAILABLE ONLY TO PURCHASERS AGED 60+ * ON-SITE SCHEME MANAGER ***

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

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

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

*** WELL MAINTAINED COMMUNAL LAWNS AND GARDEN * NO UPPER CHAIN ***



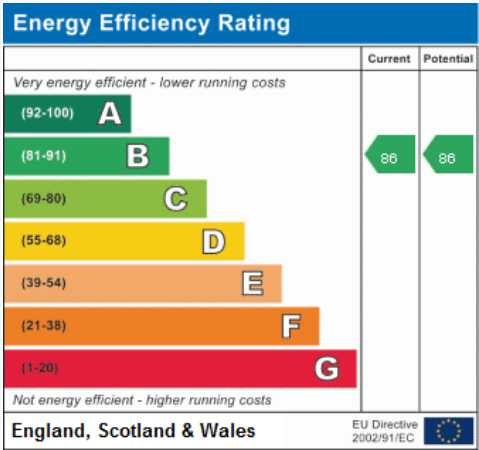


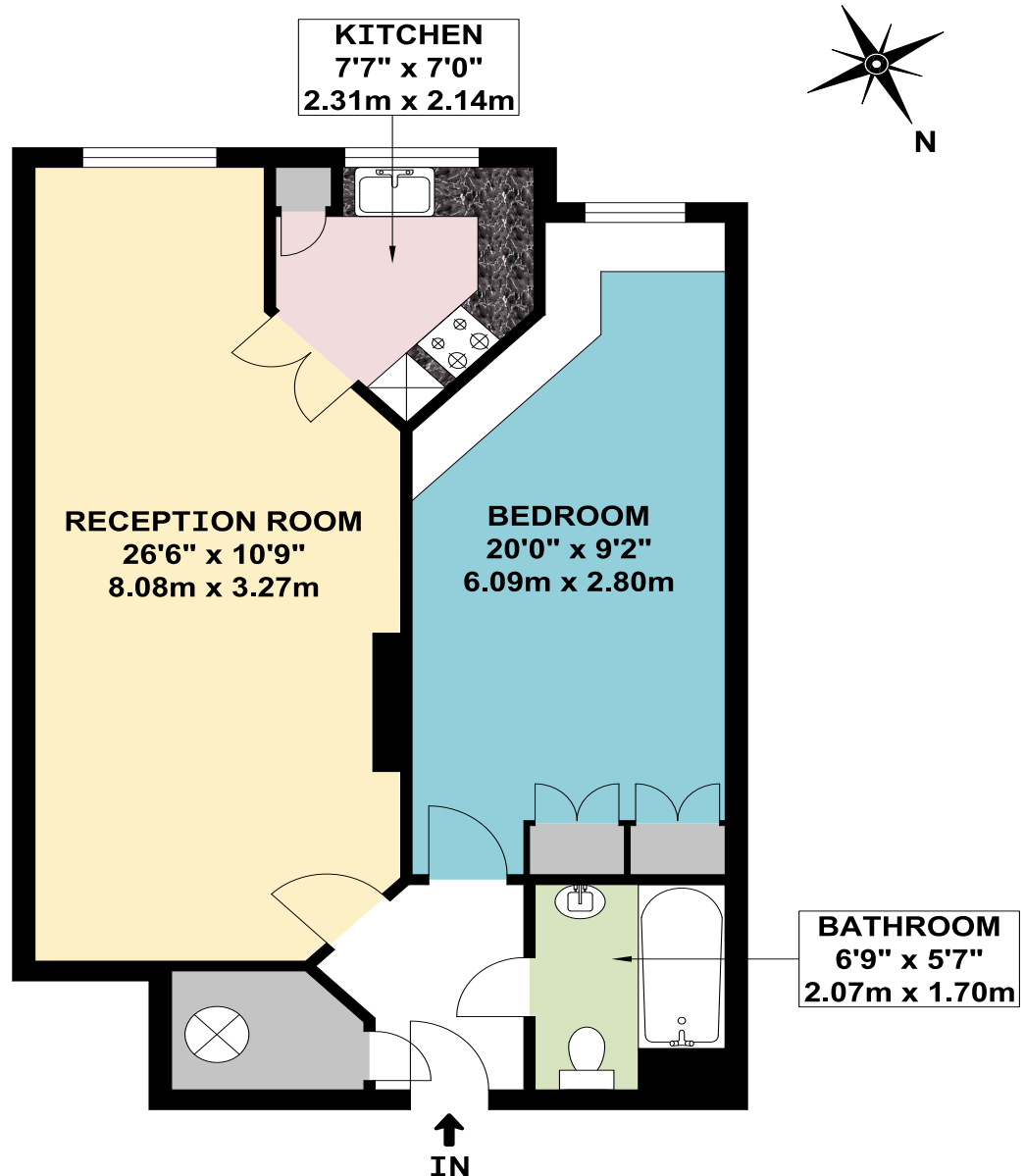
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st June 2001 at a ground rent of £350 p.a.

Service Charge

It is understood that the service charge currently payable is approximately £235 pcm





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 596.10 SQ. FT / 55.38 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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