

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

SALISBURY ROAD SOUTHALL UB2 5QJ **£225,000 Leasehold**



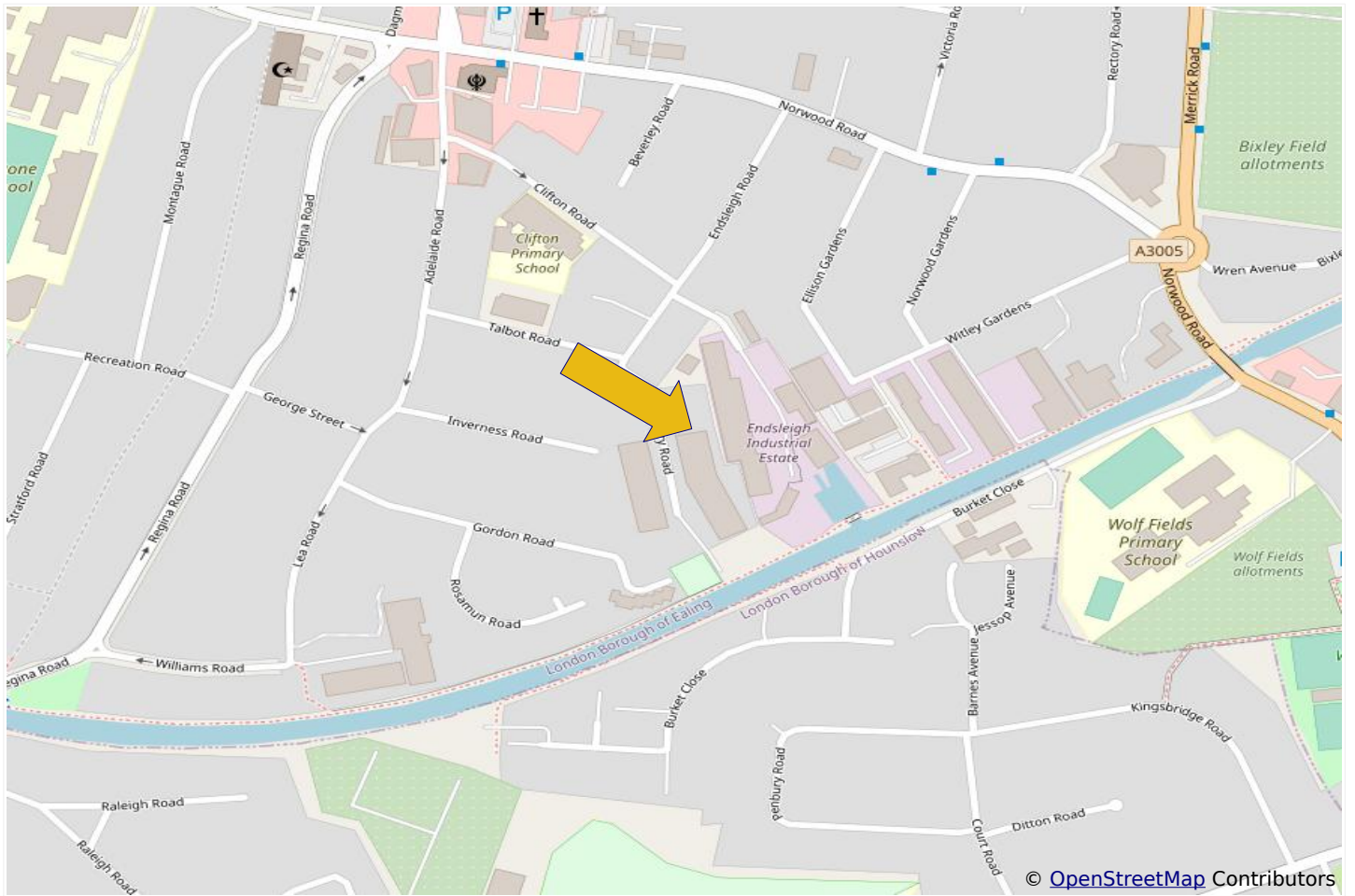
WELL PRESENTED PURPOSE BUILT ONE BEDROOM FIRST FLOOR FLAT

Constructed approximately eight years ago the property is situated in a residential position about $\frac{3}{4}$ mile from Southall Main Line and Elizabeth Line Station, local shopping facilities and bus routes.

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** FITTED KITCHEN AREA * BALCONY ***

*** NO UPPER CHAIN ***





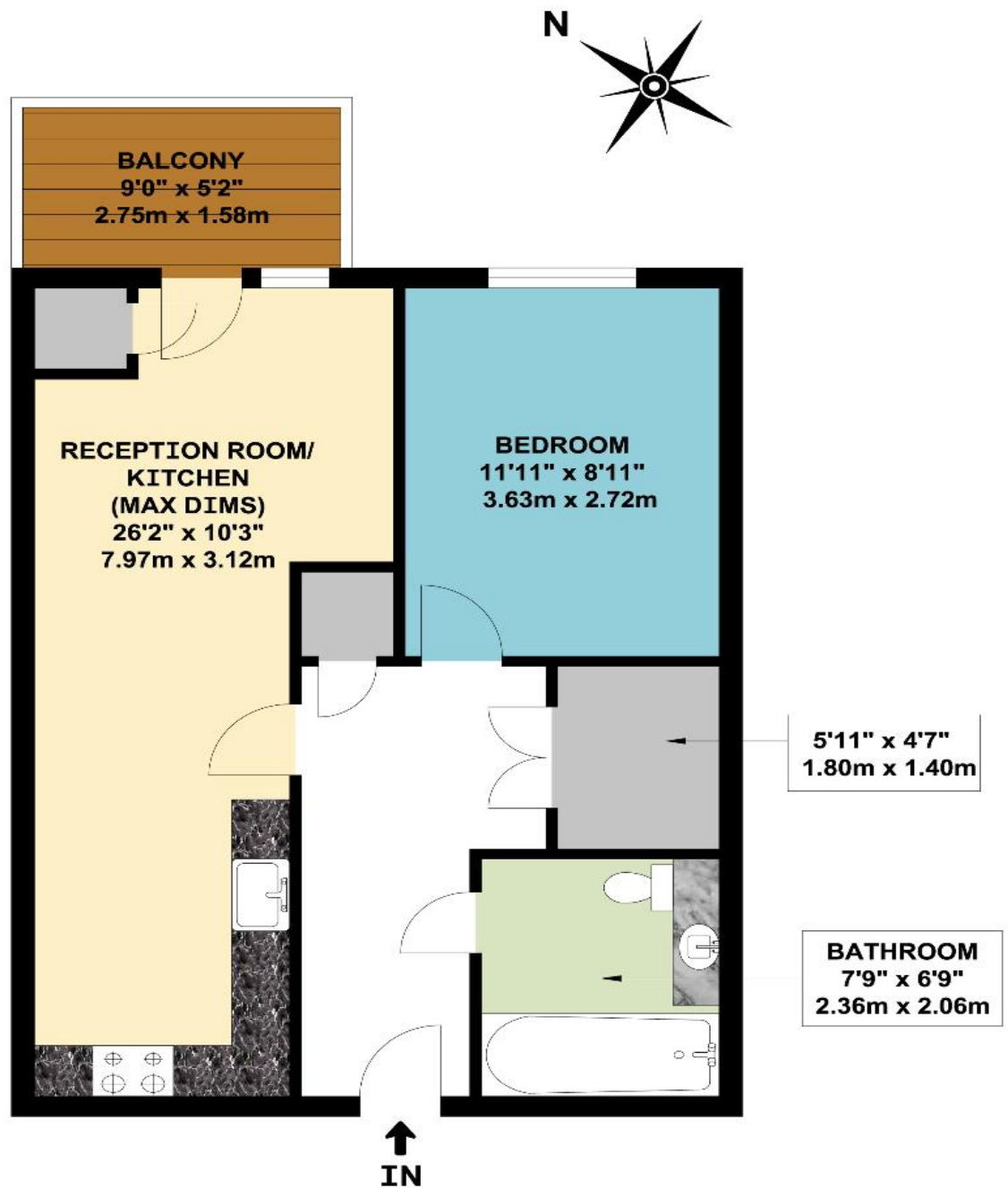
Lease Information

The property is held on Leasehold Tenure for a term of 999 years from 1st January 2014.

Service Charge

It is understood that the annual service charge for the year to 31st December 2023 is in the sum of £1418.86

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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	



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 508.70 SQ. FT / 47.26 SQ. M

COUNCIL TAX BAND C

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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