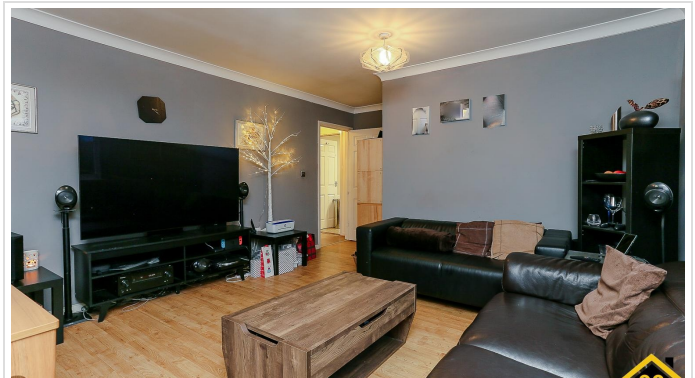
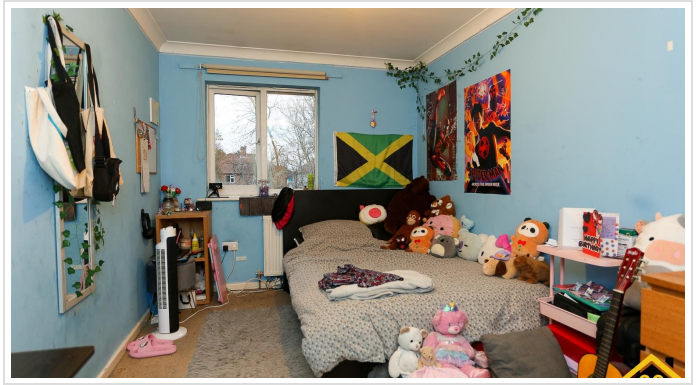


2 Bed Flat In 25 Acock Grove Northolt, London, UB5 4RS

£182,000





SHORT DESCRIPTION

Property Ref: 14836 A great opportunity to acquire this well-presented, deceptively spacious two-bedroom, 2nd floor apartment located in a quiet and convenient residential location... The property features two double bedrooms, a spacious living room, a family bathroom, and a good-sized kitchen. It also benefits from having allocated parking as well as ample visitor parking... The location offers easy access to local amenities, transport links, and the school catchment area, with Asda and ALDI supermarkets in close proximity. Northolt Park railway station is only a few minutes' walk from Northolt tube station also located close by. This would represent an ideal purchase for families, landlords, and couples, and provides some opportunity for modernization, allowing you the opportunity of putting your own stamp on it. To qualify for a shared ownership property, the buyers must: ■ Be at least 18 years old ■ Have a cumulative annual household income of less than £80,000 ■ Be first-time buyers, or if they already own a home, they must be in the process of selling it ■ Be able to demonstrate that they have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home ■ Satisfy the affordability assessment carried out by an approved Mortgage Broker, using no more than 45% of their net monthly income (minus commitments) on their housing costs.... 65% share available. Full market value £280,000. *APPLICANTS WILL HAVE THE OPTION TO PURCHASE THE FULL 100%...* Property Type: Flat Full selling price: £280000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 65% Share price: £182000.00 Monthly rent based on 65% share: £486.29 Staircasing allowable: Yes Remaining lease (In Years): 105 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2210.16 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Parking: Allocated Heating Type: Gas Central Heating Possession of the property: Occupied

2

Bed Room(s)

1

Bath Room(s)

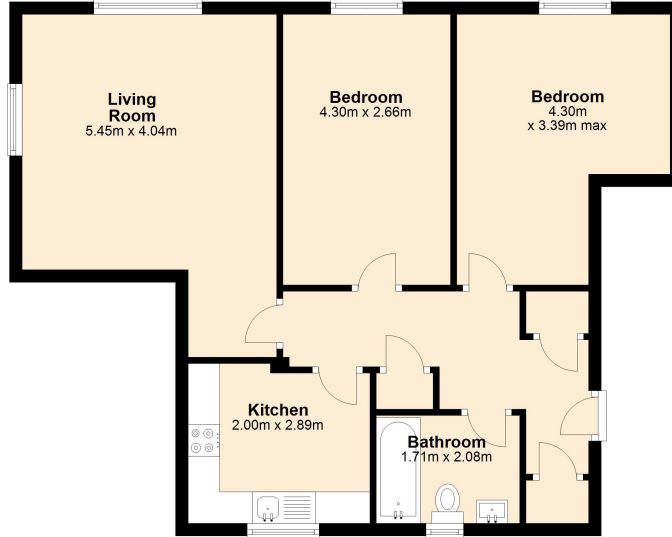
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Ground Floor
Approx. 65.1 sq. metres



Total area: approx. 65.1 sq. metres

Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements.
Plan produced using PlanUp.

Flat 5 25 Acock Grove

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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