







KENTON £369,000

-  TWO DOUBLE BEDROOMS
-  UNDER CROFT CAR PARK
-  GAS CENTRAL HEATING
-  TWO BALCONIES

-  SECOND FLOOR FLAT
-  125 YEAR LEASE
-  DOUBLE GLAZING
-  CLOSE TO KENTON & NORTHWICK PARK STATION

Evergreen Court, Nash Way, Kenton, HA3

Outside Communal entrance	Bedroom Two 15'3" x 9'2" (4.65m x 2.79m) Double glazed windows, radiator, laminate wood floor, power points.
Stairs Leading to All Floors	Bathroom Panelled bath with shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, double glazed frosted window, heated towel rail.
Door leading to Hallway	Parking Undercroft car park.
Hallway Laminate wood floor, radiator, wall mounted entry phone, double glazed windows.	Lease 125 Years
Reception Room 17'9" x 16'10" (5.41m x 5.13m) Two sets of double glazed patio doors leading to two balconies, laminate wood floor, radiator, power points.	Service Charge £900 per annum.
Kitchen 13'10" x 6'8" (4.22m x 2.03m) A range of eye and base level units with work surfaces over, single drainer with mixer taps, gas hob with overhead extractor, built in electric oven, plumbed for washing machine and dishwasher, space for fridge/freezer, part tiled walls, power points, spot lights, double glazed windows.	Ground Rent £300 per annum.
Bedroom One 14'8" x 11'6" (4.47m x 3.51m) Double aspect double glazed windows, radiator, laminate wood floor, power points.	

General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations available on request. All loans secured on property. Life assurance is usually required.