



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£339,950

Westglade Court, Woodgrange Close, Kenton, HA3



- TWO DOUBLE BED FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE

- FITTED KITCHEN

- 132 YEAR LEASE

- £1200 PER ANNUM SERVICE CHARGE
- LARGE RECEPTION ROOM
- GOOD DECORATIVE ORDER
- WOULD SUIT FIRST TIME BUYER OR BUY TO LET INVESTOR

We are pleased to offer for sale this extremely spacious two double bed ground floor flat with garage situated on this sought after residential cul-de-sac location opposite woodcock park.

The property benefits from: gas central heating, double glazed windows, garage, two double bedrooms, fitted kitchen, large reception room.


The property is in good decorative order throughout and would be ideal for a first time buyer or buy to let investor.

Lease: 132 years

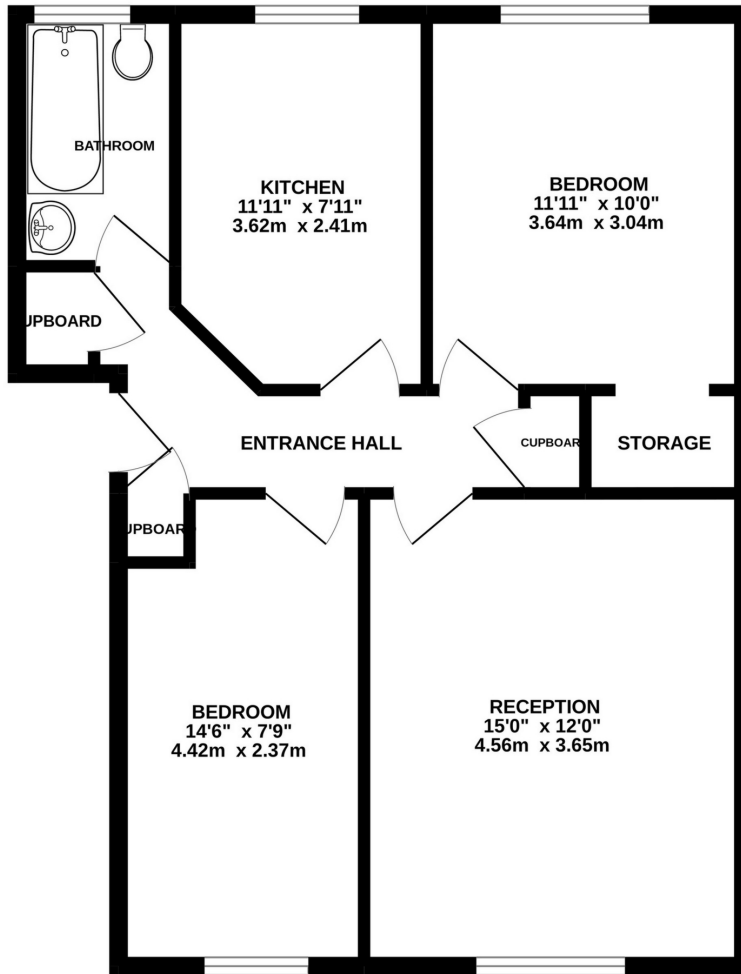
Service charge: £1200 per annum

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



WESTGLADE COURT, WOODGRANGE CLOSE, KENTON, HA3 0XQ

TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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General: While we endeavour 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 travelling 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 WHATSOEVER 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.