



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£270,000

Pempath Place, Wembley, HA9



- ONE BEDROOM P/B FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FULLY FITTED KITCHEN
- GROUND FLOOR
- BATHROOM COMBINED/WC
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- PARKING OUTSIDE OF DEVELOPMENT
- ENTRYPHONE

We are pleased to offer this well presented 1 bedroom purpose built ground floor flat situated in this sought after development in South Kenton close to Preston Road and South Kenton stations and close to all local amenities.

Benefits include: gas central heating, double glazed windows, double bedroom, fully fitted kitchen, bathroom combined/wc, parking outside of development.

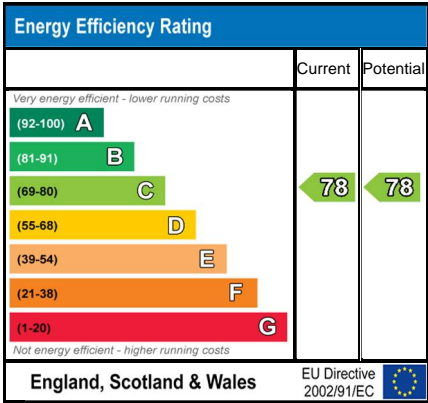
This property is ideal for a buy to let investor or first time buyer.

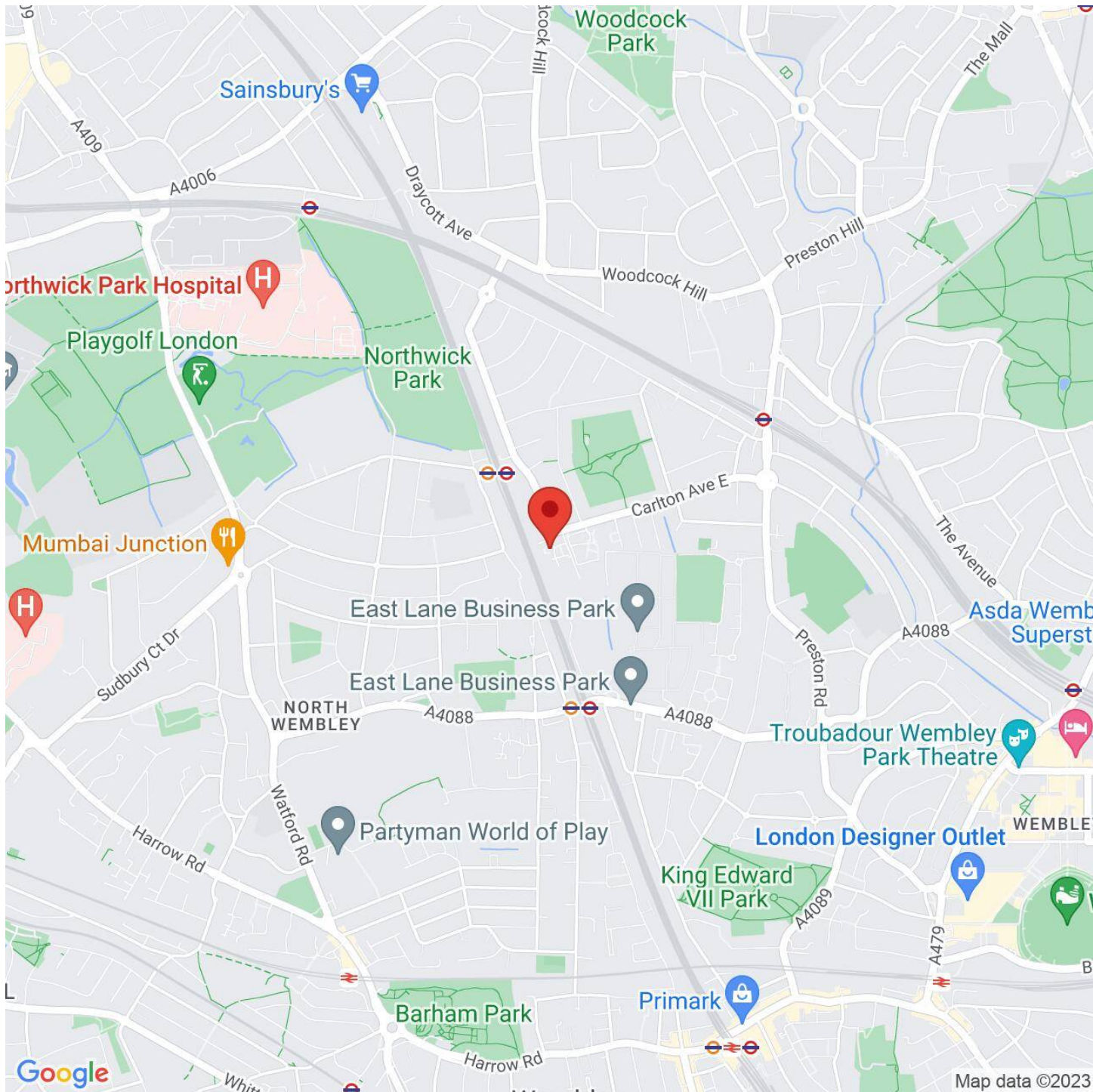
Lease: 71 years remaining

Service charge: Approx. £1400 per annum

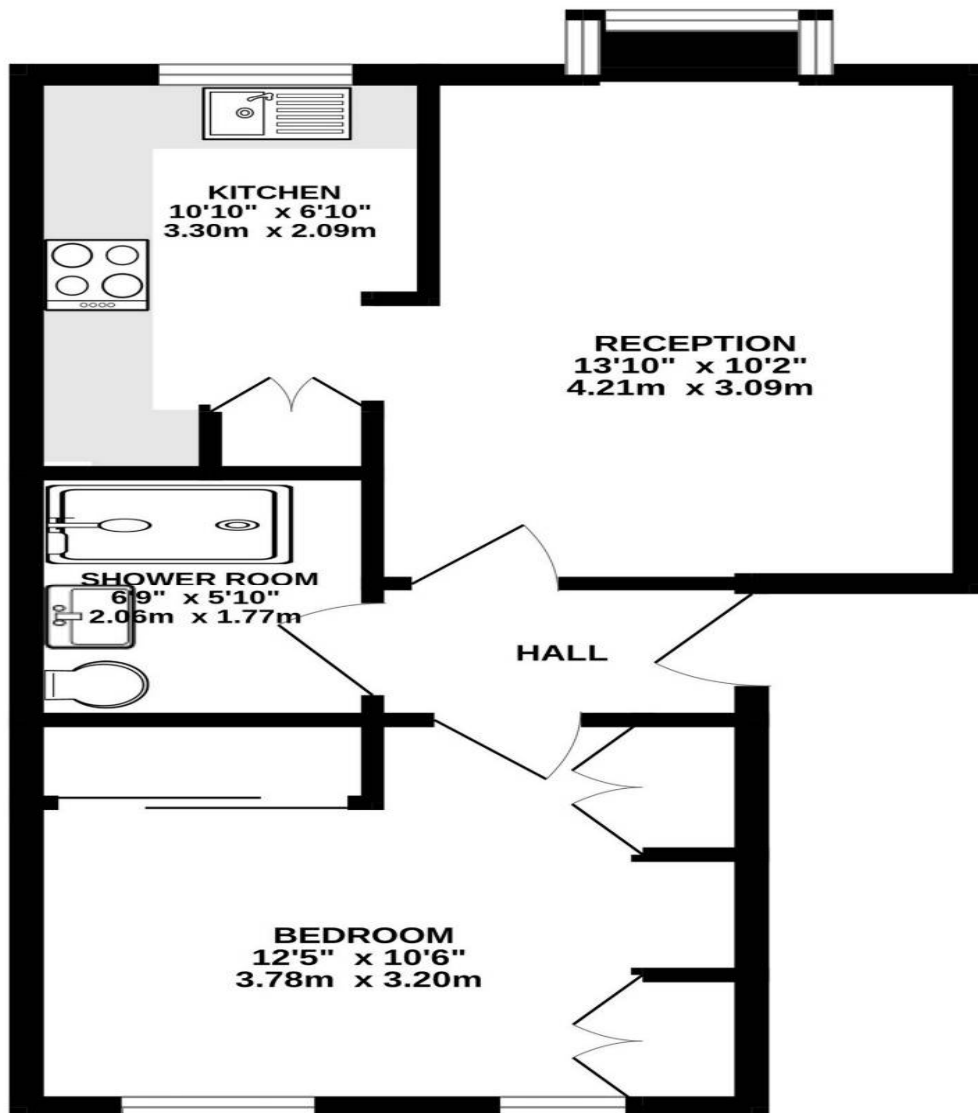
Ground rent: £90 per annum.

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GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



PEMPATH PLACE, WEMBLEY, HA9 8QR

TOTAL FLOOR AREA : 399 sq.ft. (37.0 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.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.