



## **KENTON    £1,800 PCM**

- 🏠 LUXURIOUS FLAT
- 🏠 TWO BATHROOMS
- 🏠 GAS CENTRAL HEATING
- 🏠 VIDEO ENTRY PHONE
- 🏠 TWO DOUBLE BEDROOMS
- 🏠 DOUBLE GLAZED WINDOWS
- 🏠 ALLOCATED PARKING
- 🏠 AVAILABLE FROM 6TH JULY

# Midwinter Court, Draycott Avenue, Kenton, HA3

## **COMMUNAL ENTRANCE VIA VIDEO ENTRY**

### **PHONE**

Stairs leading to all floors

## **DOOR LEADING TO HALLWAY**

## **HALLWAY**

Radiator, access to loft space, storage cupboard.

## **RECEPTION ROOM 18'2" x 12'6" (5.54m x 3.81m)**

Double glazed windows to front, radiator, Ariel point, power points, coved ceiling, open plan leading to kitchen

## **KITCHEN 13'6" x 6'10" (4.11m x 2.08m)**

A modern range of eye and base level units with work surfaces over, gas hob with overhead extractor, built in electric oven, plumbed for washing machine, one and a half bowl drainer with mixer taps, part tiled walls, inset spotlights, integrated fridge freezer, radiator, integrated dish washer, double glazed window to side.

## **BEDROOM ONE 15'5" x 11'1" (4.70m x 3.38m)**

Double glazed window to front, radiator, door leading to en-suite shower room

## **EN-SUITE SHOWER ROOM**

Enclosed shower cubicle, vanity wash hand unit, low level WC, shaver point, part tiled walls, radiator

## **BEDROOM TWO 13'2" x 9'2" (4.01m x 2.79m)**

Double glazed window to rear, radiator, power points

## **BATHROOM**

Panelled bath with shower attachment, low level WC, vanity wash hand unit, radiator, part tiled walls, shaver point, double glazed frosted window to rear, inset spotlights

## **PARKING**

Allocated parking behind security gates, lease approx 118 years remaining, service charge £130 per month which includes building insurance.



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.