



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

**OIEO £300,000**

**Farrans Court, Northwick Avenue, Kenton, HA3**



- WELL MAINTAINED 1 BEDROOM FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FULLY FITTED KITCHEN
- SHARE OF FREEHOLD
- ALLOCATED PARKING SPACE
- EXCELLENT CONDITION
- GATED DEVELOPMENT
- 2 MINS FROM NORTHWICK PARK TUBE

We are pleased to offer for sale this well maintained 1 bedroom 1st floor flat situated in this sought after gated development in Kenton only 2 mins from Northwick Park station (Met Line).

Benefits include: Entryphone, separate fully fitted kitchen, reception room, combined bathroom/wc, double bedroom, allocated parking space, double glazed, gas central heating. Share of freehold.

The property is in excellent decorative order throughout. Ideal for first time buyer or buy to let investor. **Current rent: £1300 pcm**

**Share of freehold - lease 962 years remaining**  
**Service charge: £116 per month**



# Farrans Court, Northwick Avenue, Kenton, HA3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

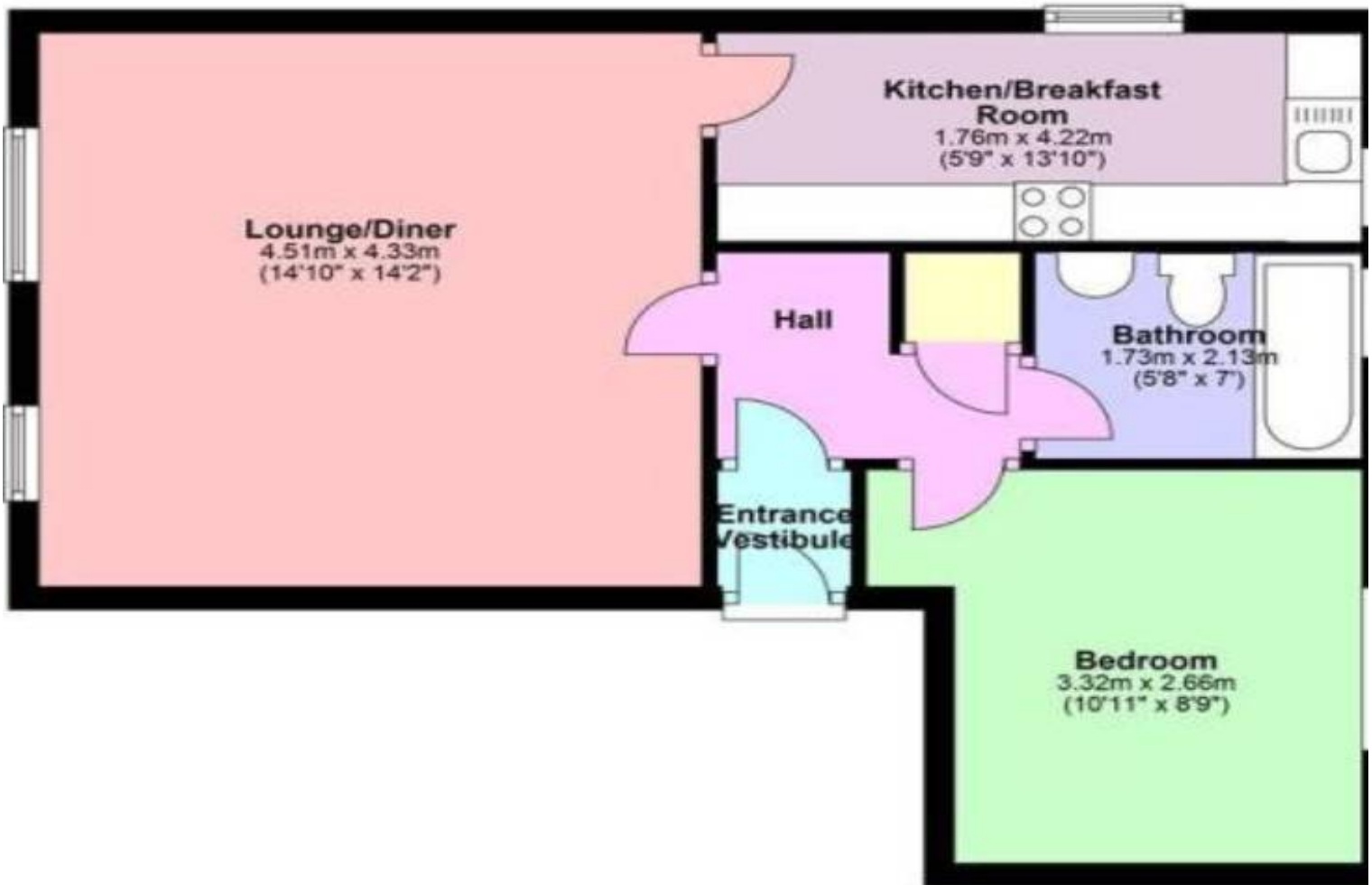


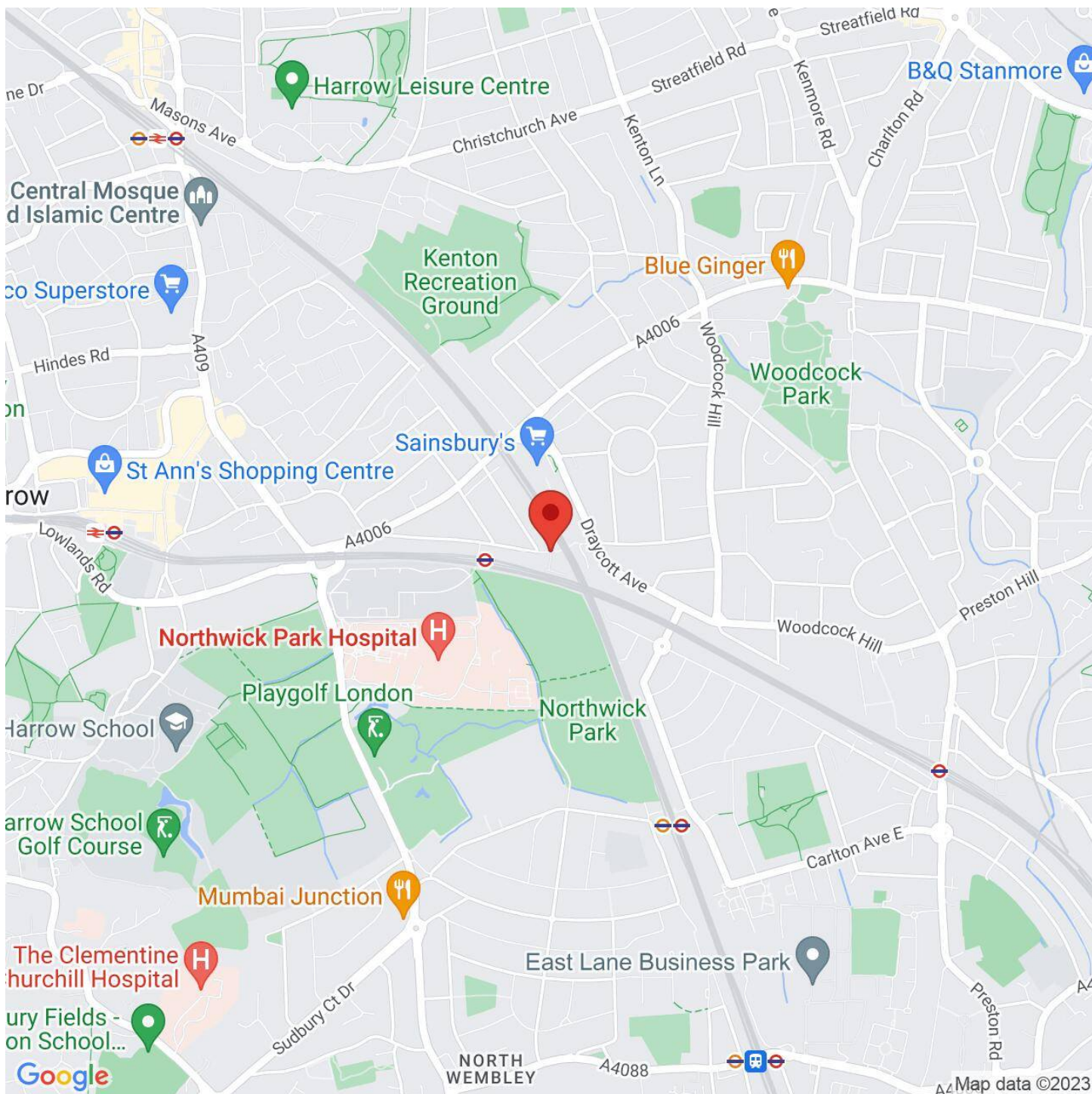


Property details

First Floor

Approx. 44.2 sq. metres (475.2 sq. feet)





**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.