



ARDROSS COURT, CREFFIELD ROAD, W3 £345,000 SHARE OF FREEHOLD

Lease: Share of Freehold
Ground rent: Nil
Service Charge: £1,320 per annum
(Information Supplied by vendor)

EPC: C
Council Tax Band: C

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION:

Spacious and well-presented one bedroom ground floor apartment which is offered to the market with no onward chain. The property provides approximately 528 sq ft of internal accommodation comprising a double bedroom with built-in storage, spacious reception room with wooden floors, separate fully-equipped kitchen and a modern shower room. The flat further benefits from access to a communal garden and an allocated off-street parking space. The property is conveniently located for West Acton (0.5 miles), Ealing Common (0.6 miles) and within 0.7 miles of Acton Mainline (Elizabeth Line) stations. There is a variety of local amenities around which are within easy reach. **imagery: please note images were taken prior to latest tenancy.*



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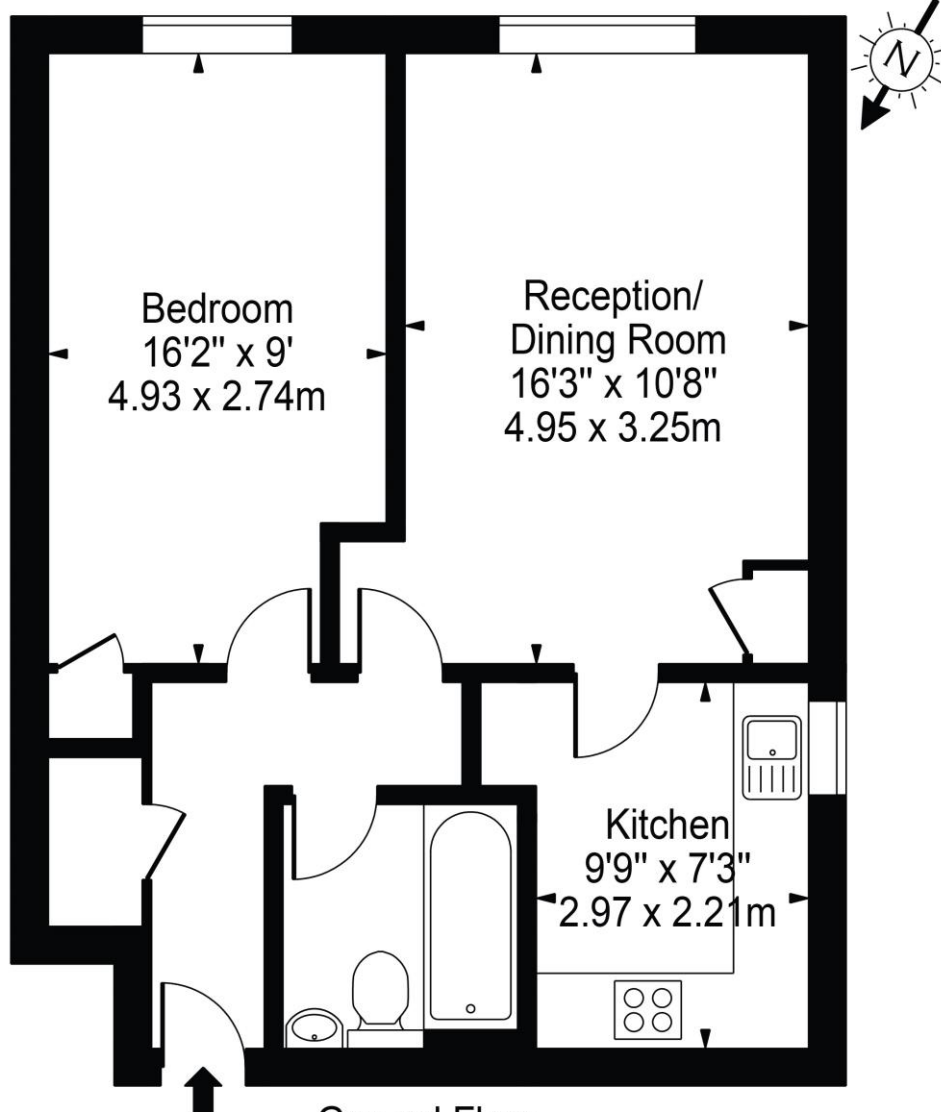


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Approx. Gross Internal Area 528 Sq Ft - 49.05 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 85 years and 9 months

Service Charge: £1,320 per annum (subject to increase)

Ground Rent: Nil

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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