



MANOR COURT, W3 £375,000 LEASEHOLD

Tenure: 125 years from 1995 (approx. 94 years remaining)

Ground rent: £200 per annum

Service Charge: £2,575 per annum

(Information Supplied by vendor)

EPC: C

Council Tax Band: C

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DESCRIPTION:

Spacious two bedroom apartment which is offered to the market in very good condition throughout and with no onward chain. Situated within a gated development, the property provides 659 sq ft of internal accommodation and is comprised of two bedrooms, generously-sized reception room, separate kitchen and a modern bathroom. It further benefits from an allocated off-street parking space.

The property is located 0.9 miles away from Gunnersbury station (District and Overground lines) and the open green space of Gunnersbury Park is just a short walk away.



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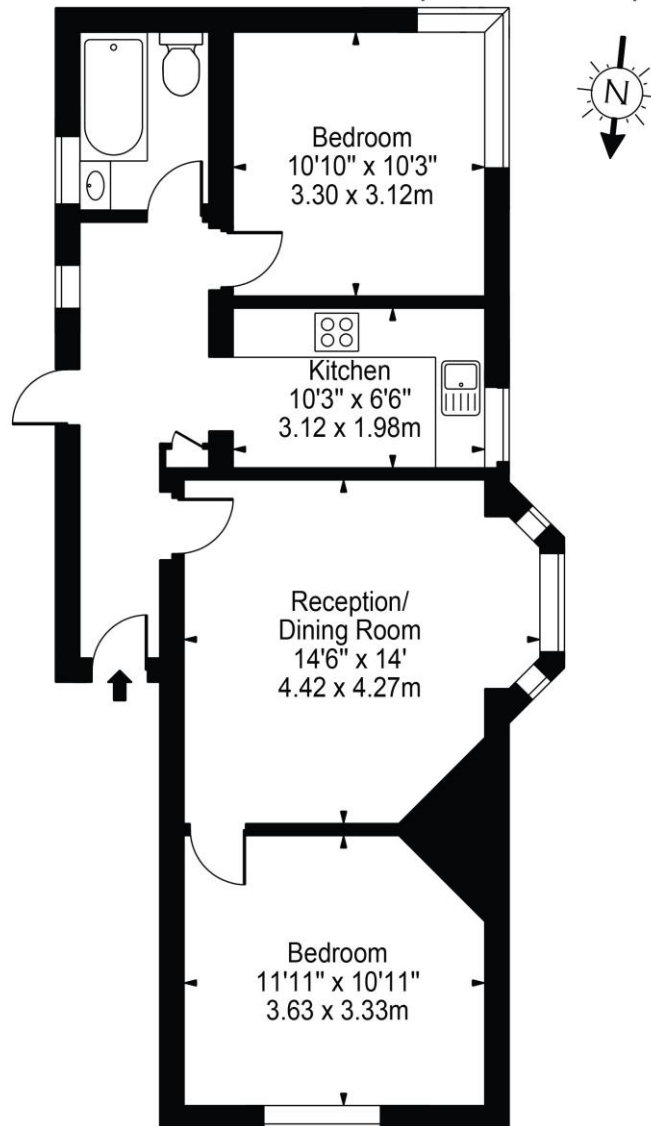


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Manor Court, W3

Approx. Gross Internal Area 659 Sq Ft - 61.22 Sq M



Second 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 94 years and 6 months

Service Charge: £2,575 per annum (subject to increase)

Ground Rent: £200 per annum (subject to increase)

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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