



3 bed flat to buy in HA6

89 Ducks Hill Road, Northwood,
Middlesex, HA6 2SQ

£595,000 Starting Bid

 x 3  x 2  x 1

Tenure

Share Of Freehold

Allocated parking

Property features

 EPC Rating B

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

The property comprises of entrance hall, living room, a modern fitted kitchen, utility room and three double bedrooms. The main bedroom benefits from an ensuite shower room and there is a further family bathroom. Further benefits include access to its own private patio and enclosed garden which is accessed from the main bedroom.

The property is offered with under floor heating throughout, video entry phone system and gated allocated parking for one vehicle.

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

Please note the photographs displayed are not current

Tenure: Leasehold
Lease Length: 125 years from 25th Dec 2015
Service Charge: £4,138 p/a
Local Authority: London Borough of Hillingdon
Council Tax Band: G
Energy Efficiency Rating: tbc

Council Tax Band: G

Tenure: Share Of Freehold

Length of Lease: 114

Annual Service Charge Amount: £4,258.00

Price: Starting Bid £595,000

Property Type: Flat

Parking: Allocated

Year built: 2019

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

89 Ducks Hill Road, Northwood, Middlesex, HA6 2SQ

Contact your local branch today for more information on this property:

Peters House 45-49 Victoria Street , St Albans, St Albans, AL1 3WZ , <https://britishhomesellers.co.uk/>

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