



ESTATE & LETTINGS AGENTS

Padfield Court, Wembley, HA9



RETIREMENT FLAT - £159,950. LEASEHOLD

A cosy one bedroom first floor retirement apartment situated in a popular area of Wembley. It is close to the Wembley Stadium, shopping amenities and Wembley Park tube station.

The property comprises of an immaculate communal resident's lounge, opening into the kitchen, a bedroom, shower/WC, residents parking, communal resident's laundry room and attractive communal gardens.

An internal viewing is highly recommended.

- One Bedroom
- Double Glazed
- Electric Heating
- Communal gardens
- Fitted Kitchen
- Reception
- Shower/ WC
- Communal residents parking

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MAIN ENTRANCE TO THE BUILDING:

Through double glazed sliding door and wooden door through to resident's communal lounge, kitchen, carpet flooring, power, T.V. and phone points.



ENTRANCE:

Through a wooden door into the hallway.

HALLWAY:

2.35m (7.71") x 2.11m (6.94")

Hard wood flooring, wall mounted entry phone system, and warden assisted pull cord unit (Care Tech). Doors to the lounge, bedroom, Walk in shower/WC and store housing water tank.



LOUNGE:

5.99m (19.66") x 3.20m (10.50")

Side aspect double glazed window, electric storage heater, wall mounted electric fire, carpet flooring, power, television and phone points. Wall mounted emergency pull cord. Access to the kitchen with glass panelled doors.



KITCHEN:

2.33m (7.65") x 1.61 (5.28")

Vinyl flooring, kitchen fitted with wall and base matching units, stainless steel sink with single taps. Fitted electric hob / oven, and fridge / freezer and part tiled walls.



BEDROOM 1:

4.15m (13.62") x 2.81m (9.22")

Side aspect double glazed window, electric storage heating, built in wardrobe, carpet flooring, power, phone and T.V. points and pull cord for emergency help.



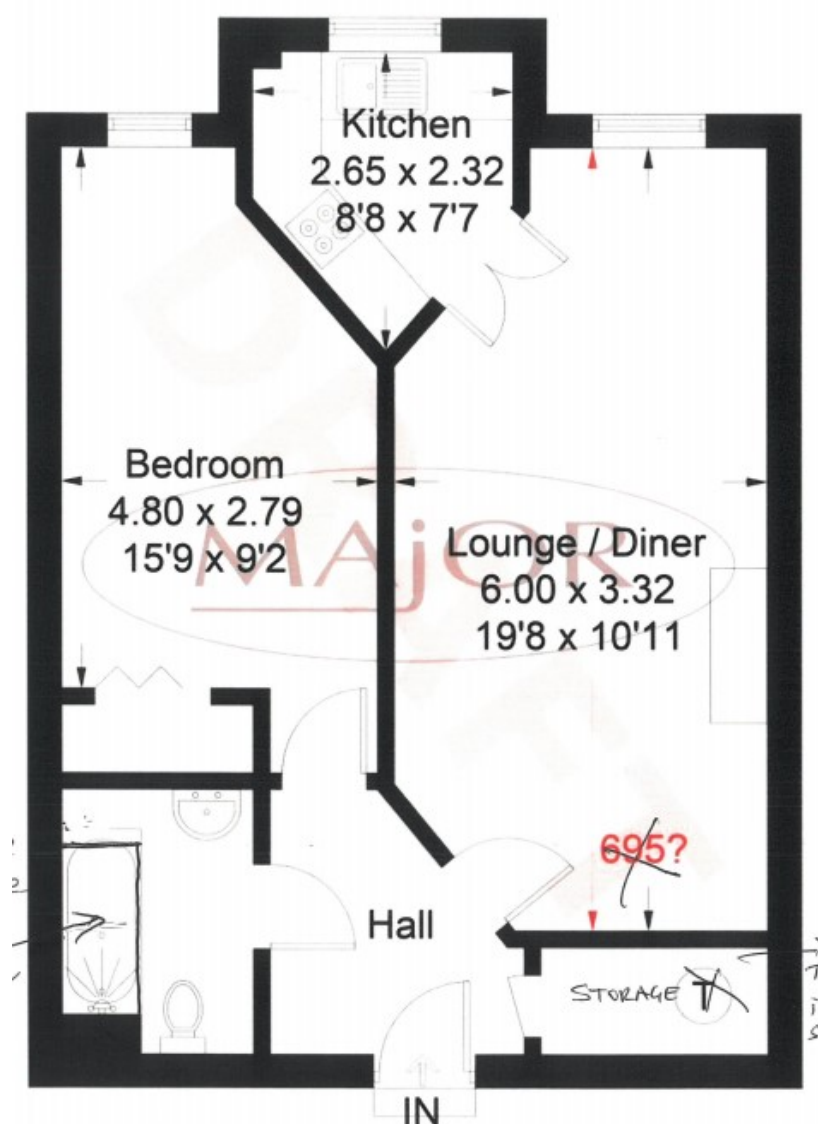
SHOWER W/C:

2.07m (6.80") x 1.69m (5.54")

Walk in shower, Wash basin with single taps, vanity unit, Low level WC, wall mounted mirror and wooden flooring.



Floorplan:



WARDEN PRESENCE: Monday to Friday from 9.15am to 1.30pm

COMMUNAL PARKING: There is a communal parking at the side of the building on first come first basis.

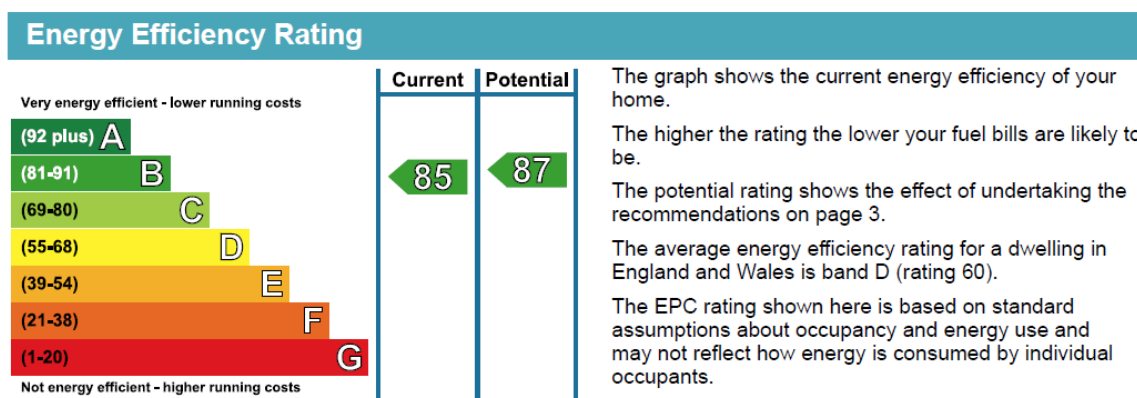
TENURE: Leasehold 125 years from 2002.

SERVICE CHARGE: £2300 per annum

GROUND RENT: £300 per annum

LOCAL AUTHORITY: Brent

EPC:



Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available



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