



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£285,000

Beverley Court, Kenton Lane, Kenton, HA3



- TWO DOUBLE BEDROOM FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FULLY FITTED KITCHEN
- COMMUNAL GARDENS
- EXCELLENT CONDITION
- CHAIN FREE

- KEYS IN OFFICE

- IDEAL FOR FIRST TIME BUYER OR BUY-TO-LET INVESTOR
- VERY SPACIOUS

We are delighted to offer for sale this spacious 2 double bedroom flat situated in this purpose-built block on Kenton Lane close to all local amenities.

Benefits include: gas central heating, double glazed windows, fitted kitchen, bathroom, reception room.

The property has a 98 year lease and is situated within easy access of Kenton Road. The flat includes direct access to the well-maintained communal gardens. Chain Free.


Ideal for first time buyer or buy- to- let investor.

Lease: 98 years

Service charge: £1600 per annum

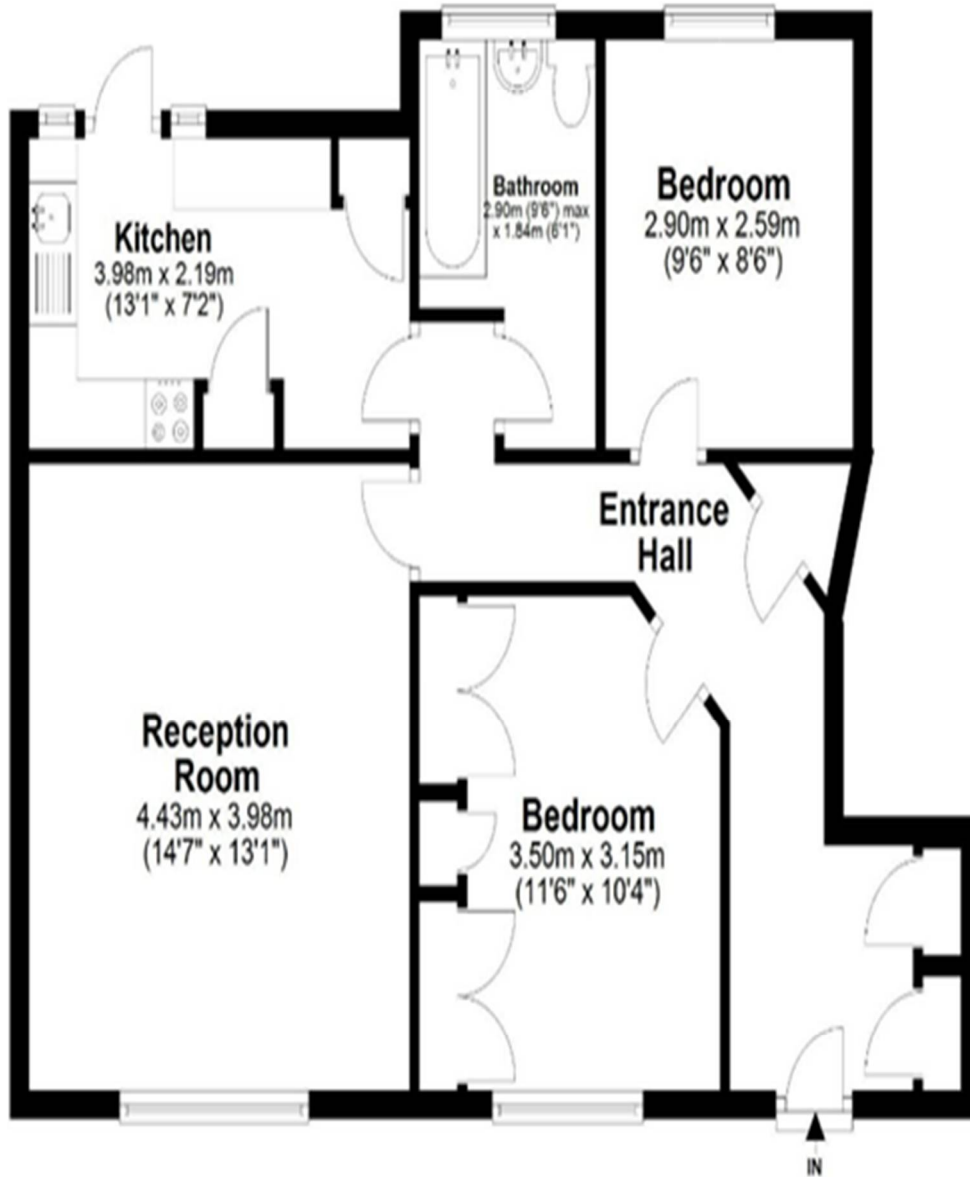
Beverley Court, Kenton Lane, Kenton, HA3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		71	79
England, Scotland & Wales		EU Directive 2002/91/EC 	

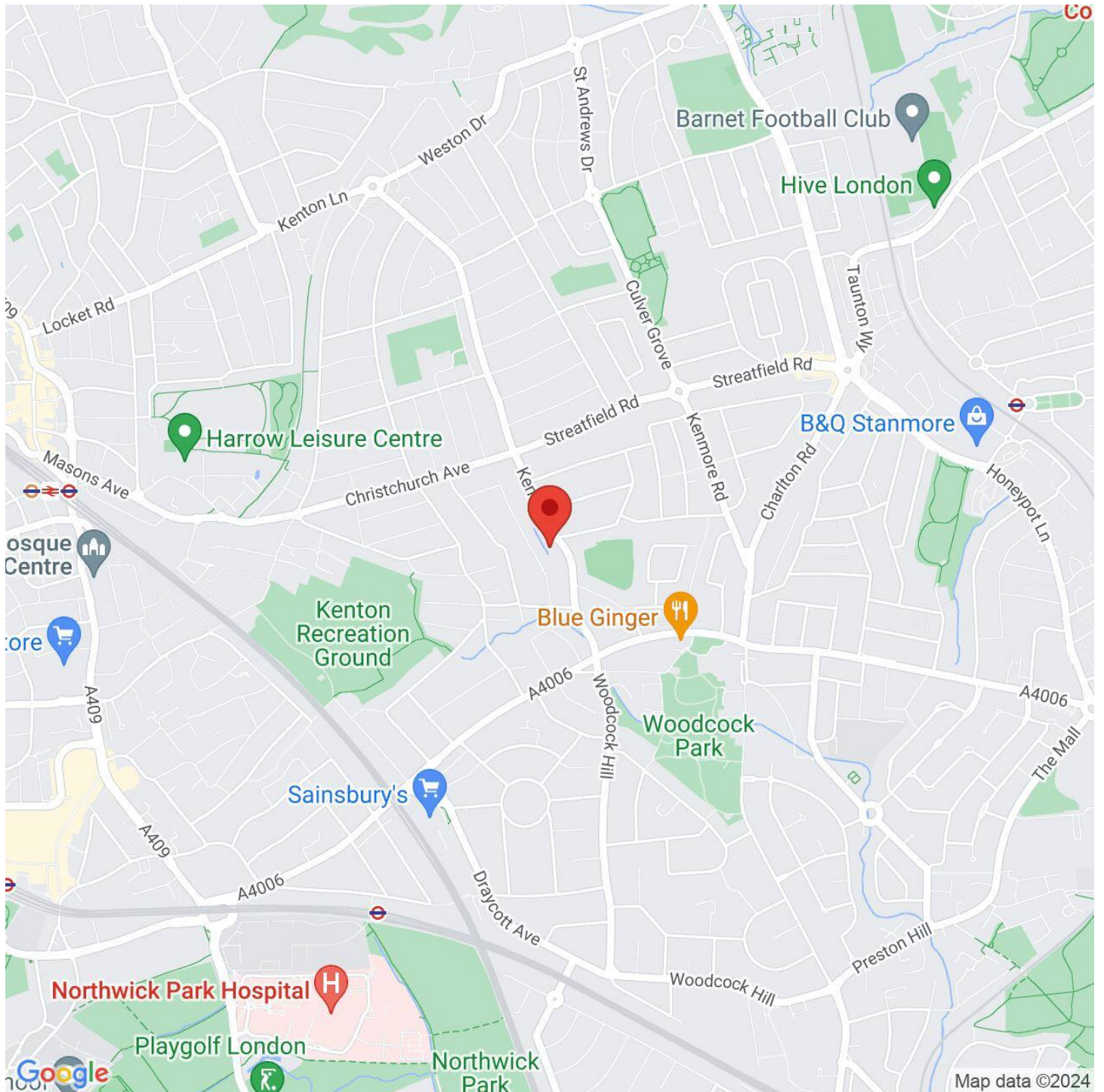
Ground Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)

Plan and measurements are for guidance only.



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.