

**Berwick Avenue, UB4
£289,950, Leasehold**



WALKING DISTANCE TO SOUTHALL BROADWAY FOR THIS 2 BEDROOM FIRST FLOOR MAISONETTE IN A POPULAR RESIDENTIAL LOCATION. GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS WITH FITTED KITCHEN AND MODERN BATHROOM. OWN ENCLOSED REAR GARDEN.

NO SERVICE CHARGE, NEW 99 YEAR LEASE UPON COMPLETION, AND NO UPPER CHAIN





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Long Description

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FRONT ROOM:

Stairs to first room.

LANDING: 12'4 (3.76m) X 9 (2.79m)

Double Glazed window to side, radiator, access to loft, doors to all the bedrooms.

KITCHEN: 10'10 (3.31m) X 6'9 (2.07m)

Range of fitted wall, base and drawer units. Stainless steel sink unit, fitted electric oven and gas hob, space for washing machine and double-glazed windows to rear.

LOUNGE:

Radiator, double glazed window to front.

BEDROOM 1: 12'5 (3.79m) X 10' (3.09m)

Double-glazed windows to front radiator.

BEDROOM 2: 10' (3.05m) X 7' (2.13m)

Double-glazed window to rear radiator.

BATHROOM:

White suite comprising of panel bath and shower screen, hand wash basin, low level WC. Double-glazed window to rear radiator.

OUTSIDE:

Own enclosed rear garden