

# Arron James



## 122 Roubornmead Drive, Northolt, UB5 6YL

A fantastic opportunity to acquire this beautifully presented and well-maintained ground floor two-double-bedroom apartment, situated in a quiet, sought-after cul-de-sac.

Unlike many properties in the area, this apartment is offered in a clean and tidy condition, allowing a buyer to move in immediately while still offering the scope to add value through cosmetic modernisation. With the rare benefit of a 250-year lease remaining, this is an ideal "set and forget" investment for a Buy-to-Let landlord or a secure long-term home for a first-time buyer.

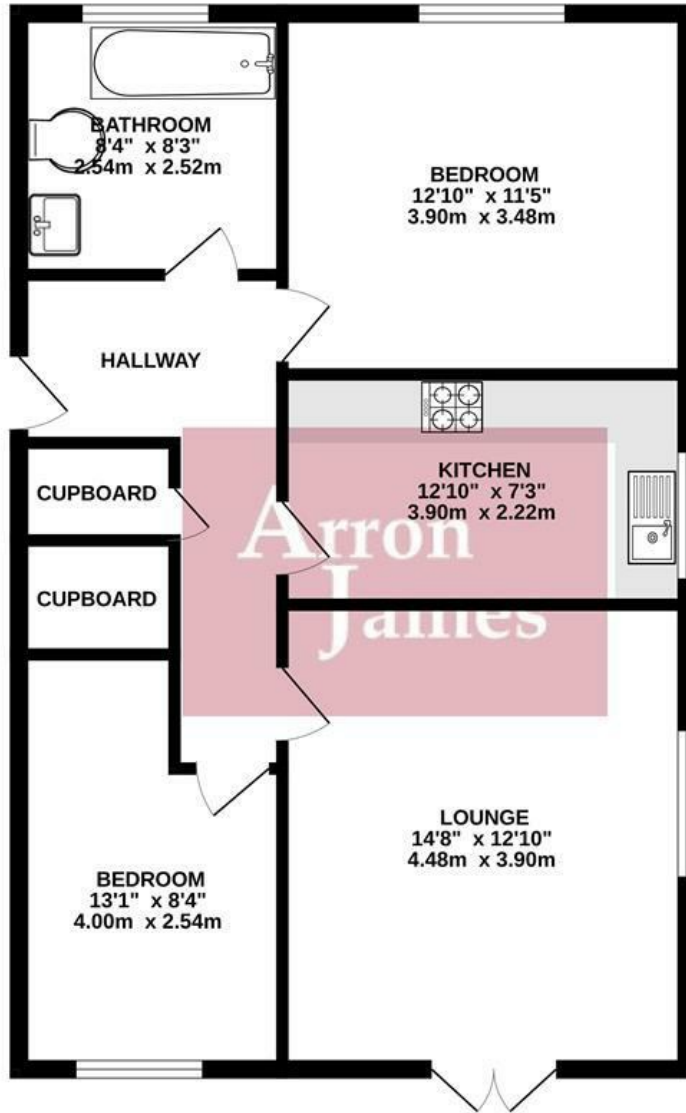
Accessed via a secure communal entrance with entry-phone system. The bright reception room benefits from large double-glazed windows. Both bedrooms are generously proportioned with ample storage. A tidy, functional kitchen and a clean bathroom offer a great blank canvas for a modern upgrade.

The property benefits from two allocated parking spaces — a premium feature for this location — alongside access to well-maintained communal gardens, ideal for the summer months.

- Ground floor for easy access.
- Two genuine double bedrooms.
- Impressive 250-year lease.
- Two allocated parking spaces.
- Quiet cul-de-sac location.
- Excellent investment potential.
- No Upper chain - quick purchase available
- Direct access to communal areas
- Ready to move into - good condition throughout

**£274,950**

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		63	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	