



## 143 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.

### Internal Features

Secure Entrance: Accessed via a secure communal door with an integrated entry-phone system.

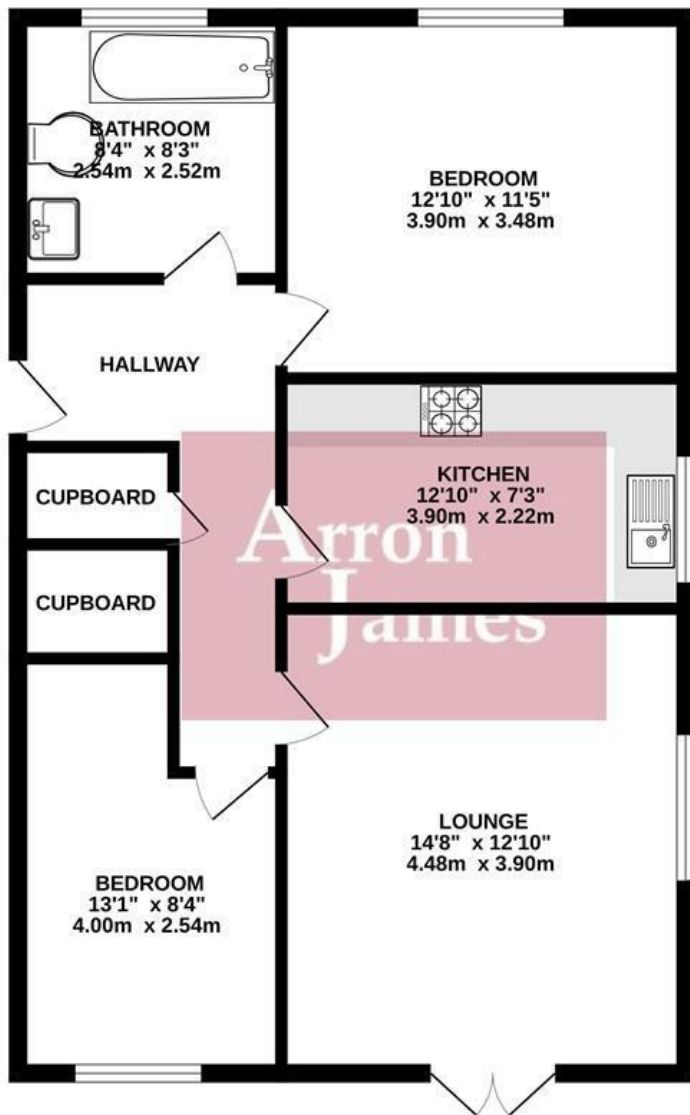
Living Space: A bright and airy reception room with large double-glazed windows providing plenty of natural light.

Two Double Bedrooms: Both bedrooms are generously proportioned, offering ample space for storage and furniture.

- 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

**Offers Over £250,000**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>63</b>	<b>76</b>
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		