



1 bed flat to buy in UB5

Waxlow Way, Northolt, Middlesex, UB5
6FW

£185,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ Tenant in situ – generating £1,375
- ✓ Private Outdoor Terrace
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000

Investment Opportunity – One-Bedroom Apartment with Tenant in Situ

SAB Estates are pleased to present this well-maintained one-bedroom first-floor apartment, offered for sale by auction with a tenant in situ, generating an immediate rental income of £1,375 per calendar month.

Located within the sought-after Grand Union Village development in Northolt, the property comprises a spacious double bedroom, a bright and airy reception room with direct access to a private terrace, a separate modern fitted kitchen, a contemporary bathroom, and a useful storage/utility room. A generous entrance hallway further enhances the practical layout.

Further benefits include underground residents' parking, well-maintained communal grounds, and a convenient location with excellent access to the A40 and A312, together with regular bus links to Greenford, Northolt and Southall. A range of local shops, amenities and open green spaces are also within easy reach.

Generating £1,375 per calendar month from an established tenancy, the property presents an excellent opportunity for buy-to-let investors seeking immediate rental income. Offered chain free, this is an attractive addition to any investment portfolio.

Early enquiries are highly recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,896.00

Price: Starting Bid £185,000

Property Type: Flat

Year built: 2003

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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