

# Whitehall Close

Uxbridge • Middlesex • UB8 2DJ

Guide Price: £315,000



coopers  
est 1986

# Whitehall Close

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INVESTORS ONLY - TENANTS IN SITU Offered to the market is this brilliant two bedroom one bathroom spacious apartment which has been fantastically maintained throughout. Whitehall Close is a fantastic location just a stone's throw from Uxbridge town centre with its vast array of bars, coffee shops and trendy eateries along with two shopping centres. Uxbridge town centre also offers both metropolitan and piccadilly line tube services along with offering easy access to the A40 / M25.

INVESTORS ONLY - TENANTS IN SITU

Two bedroom apartment

Great condition throughout

Brilliant investment opportunity

Chain free

Town centre location

Easy access to numerous amenities

Metropolitan and Piccadilly line

Easy access to A40 / M25

Nearby to highly regarded schools

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

This fantastic two bedroom one bathroom apartment in Whitehall Close is a fantastic opportunity for first time buyers looking to get their foot onto the property ladder or a brilliant investment for a buy to let investor looking for a great return on investment generating a high yield. This apartment boasts just shy of 600sqft with two spacious bedrooms both with the added luxury of fitted wardrobes, a fully fitted white bathroom suite. The living space spans over 17ft by 10ft giving a great space for day to day living or entertaining guests along with the fitted kitchen with ample storage and worktop space.

### **Outside**

Whitehall Close and the surrounding roads offers ample permit parking for Hillingdon residents. The property also benefits from a garage which is great for storage

### **Location**

Whitehall Close is situated within a short stroll of Uxbridge town centre and all its amenities, including INTU and The Pavillions shopping malls, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. Whitehall Junior School is within a stone's throw, Hemitage and St Mary's primary are also within easy reach. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.



### Schools:

Whitehall Infant and Junior School 0.3 miles  
St Andrew's CofE Primary School 0.3 miles  
Uxbridge High School 0.3 miles



### Train:

Uxbridge 0.5 miles  
Hillingdon 1.6 miles  
West Drayton 2.0 miles



### Car:

M4, A40, M25, M40



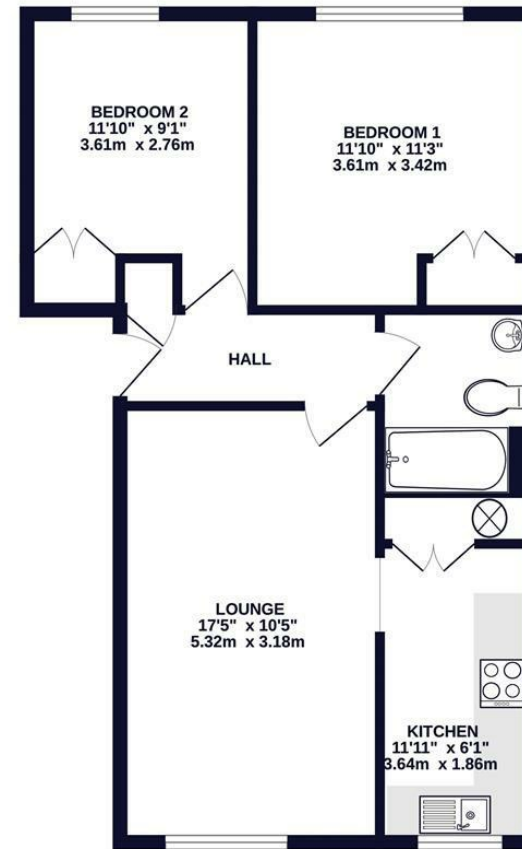
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



SECOND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA - 590 sq.ft. (54.8 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		72	82

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.