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Hillingdon Road  
Uxbridge  
Middlesex  
UB10 0AD

RWHITLEY  
Est. 1938 & CO

# Guide Price £185,000



- Split Level Studio Flat
- Studio Room
- Kitchen/Diner
- Shower Room
- Electric Heating
- Long Lease
- No Onward Chain
- 1/3rd Share of Freehold

## DESCRIPTION

This spacious split level studio flat is conveniently located for Uxbridge town centre with its Metropolitan and Piccadilly Line tube connections and is located within this attractive Grade II Listed building, benefitting for 1/3rd share of the freehold. The accommodation comprises an entrance hallway at ground floor level with shower room off. Stairs to the first floor level provide access to the kitchen/diner and the 13'7 x 12' studio room.

## HEATING & HOT WATER

Night storage heaters to the studio room and shower room.

## COUNCIL TAX BAND

We understand that the current council tax band is B.

## OUTSIDE

Communal parking

## LOCATION

The property is located within walking distance of Uxbridge town centre with its large array of shopping facilities, restaurants, bars, bus links and tube station (Metropolitan & Piccadilly Lines). The property also has easy access to Brunel University and Hillingdon Hospital. London Heathrow Airport and the motorway network are within easy motoring distance.

## TENURE

1/3rd share of freehold. We understand that the property is held on a lease term of 999 years from and including 1st January 1986 (961 years remaining).\*

## GROUND RENT

We understand that there is no ground rent payable for the duration of the term of the lease.\*

## SERVICE CHARGE

We understand that there is no formal annual service charge payable. Any shared costs (e.g. Insurance, gardening and maintenance) are shared in accordance with the terms of the lease.\*

## NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## SERVICES

Mains electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## 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>		74
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
55 sq.ft. (5.1 sq.m.) approx.

FIRST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 346 sq.ft. (32.2 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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