



## Ambleside Walk, Uxbridge, Middlesex, UB8 1XE

- Ground Floor Maisonette
- No Chain
- Allocated Parking Space
- 0.3 Miles from Uxbridge Train Station
- Ideal First Time Purchase or Buy to Let Investment
- One Bedroom
- Private Rear Garden
- Modern Condition Throughout
- Walking Distance to Uxbridge Town Centre
- EPC Rating: C

**Offers In Excess Of £250,000**





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**\*\*NO CHAIN, BRILLIANT LOCATION, GARDEN & PARKING\*\*** Brilliantly located is this modern, one bedroom ground floor maisonette being offered for sale in Ambleside Walk, Uxbridge. The property is moments away from Uxbridge Town Center and is 0.2 miles away from Uxbridge train station being an ideal first time purchase or buy to let investment with a potential gross yield of 6.3%.

The property comprises large reception room, modern fitted kitchen with appliances, master bedroom with en-suite bathroom, two large storage cupboards and fitted wardrobes. Outside the property has its own private garden with rear access and an allocated parking space.

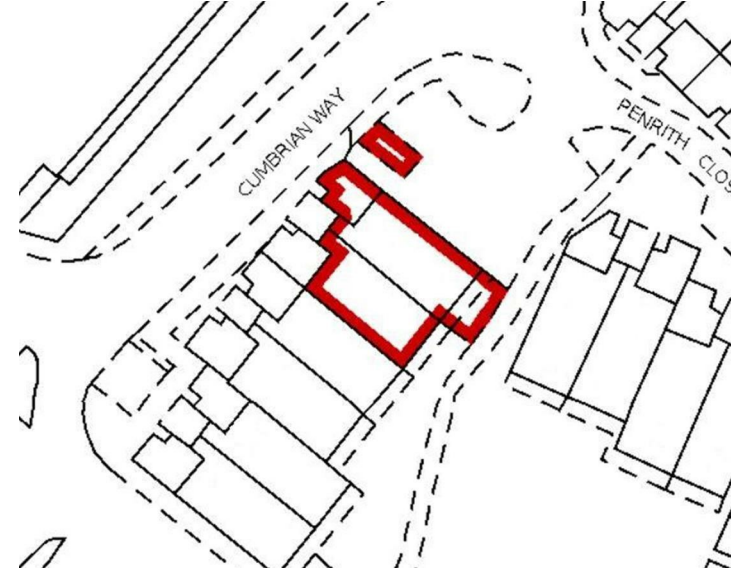


Ambleside Walk is positioned moments from Uxbridge High street, Uxbridge Underground Station (Metropolitan and Piccadilly Lines) and the town centre which offers an array of highly regarded restaurants, coffee shops, bars, cinema complex, fitness clubs, and the two shopping centres (Intu Uxbridge and Pavillions). The property also benefits being close by to Brunel University, Hillingdon Hospital, excellent primary/secondary schools and the M25/M40 and A40 are a short drive away offering access directly into Central London.





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GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 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 misstatement. 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.  
Made with Microspace 6/2024

### Viewings

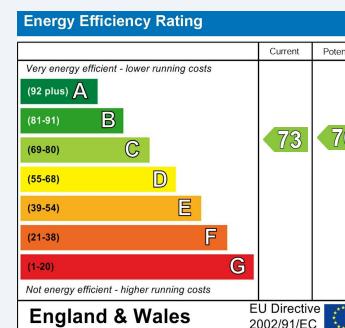
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.