

## Colham Road, , Uxbridge, UB8 3WQ

- Two Double Bedrooms
- Modern Bathroom
- No Upper Chain
- Allocated Parking
- En-Suite Shower Room
- Share of Freehold
- Attractive Communal Gardens
- Ground Floor Apartment
- Secluded Position
- EPC Rating: D

**Asking Price £318,500**





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## DESCRIPTION

Well presented throughout, this ground floor two bedroom apartment is offered with vacant possession and is available to view immediately.

This light filled apartment occupies a corner position within this well regarded development, providing well proportioned accommodation, allocated parking and the benefit of having a share of the freehold.

This accommodation comprises of entrance hall with ample built in storage cupboards, bright and spacious double aspect reception room with fantastic views overlooking the communal gardens. The kitchen is fitted with a range of white gloss storage units and drawers with integrated appliances and granite work surfaces. The master bedroom is a spacious double room and has the benefit of an en-suite shower room, bedroom two is also a good sized double room. The main bathroom is bright and spacious with an enclosed bath vanity wash basin and w.c.

Outside - Attractive and well maintained communal gardens surround the building, and there is allocated residents parking.

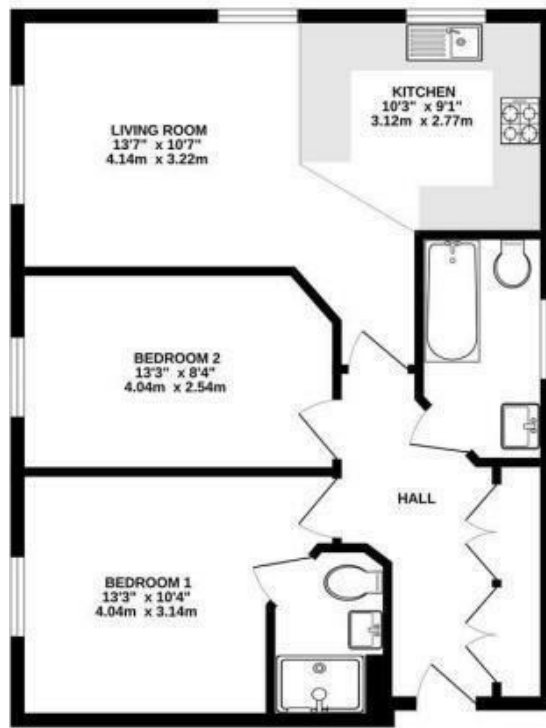








FIRST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq ft. (59.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, complete floor measurement of doors, windows, insets 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 its operation is to be taken as a guide only. Plans will Measure 12/21

### Viewings

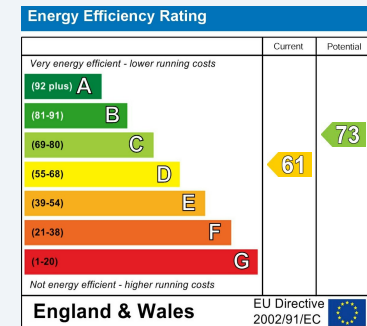
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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