



## Canalside Gardens, Southall, UB2 5TJ

- Three Bedroom Flat
- Open Reception Room/Dining Room
- Separate Family Bathroom
- Private Balcony with Canalside View
- Allocated Parking Space
- Master Bedroom with En-Suite
- Fitted Kitchen
- Lift Access
- No Onward Chain
- EPC Rating: B

**£265,000**



# Canalside Gardens, Southall, UB2 5TJ

## DESCRIPTION

A spacious and well-presented three-bedroom apartment situated within the popular Canalside Gardens development in Southall. This delightful home offers modern living, generous room sizes, and a private balcony with serene canalside views.

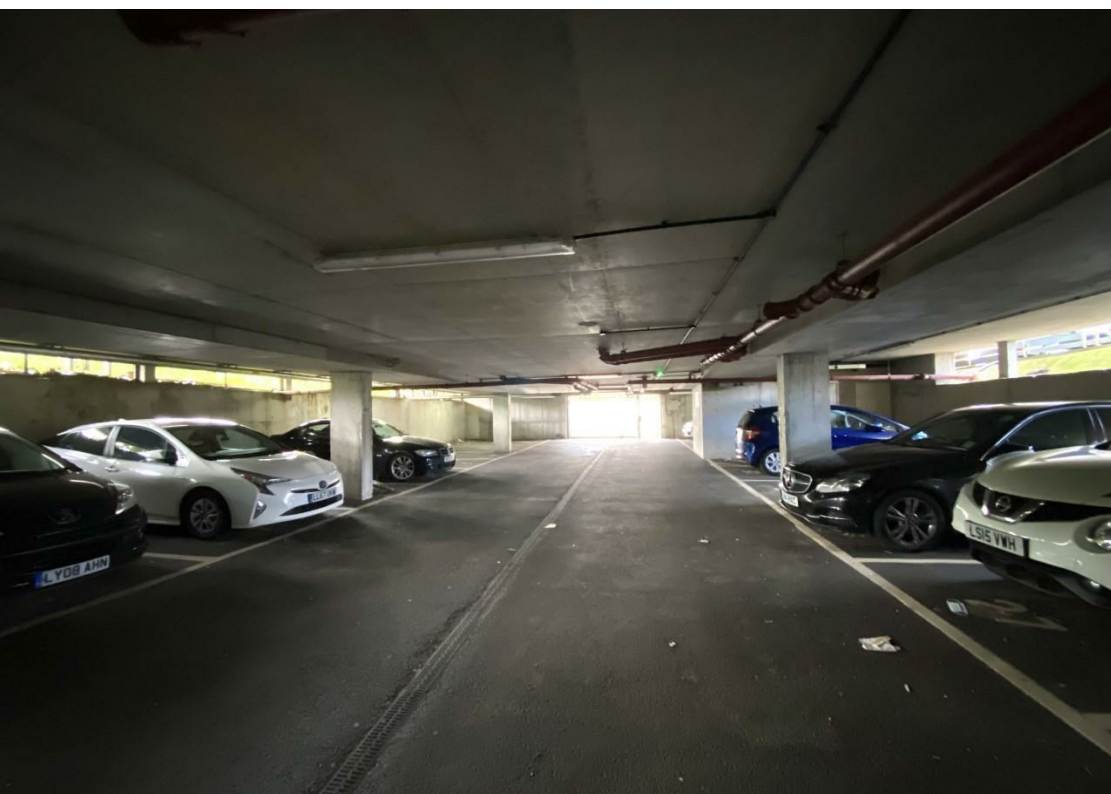
The property features a bright open reception room/dining area, providing an ideal space for relaxing or entertaining, with direct access to the private balcony. The adjoining fitted kitchen offers ample storage and workspace, perfect for everyday cooking.

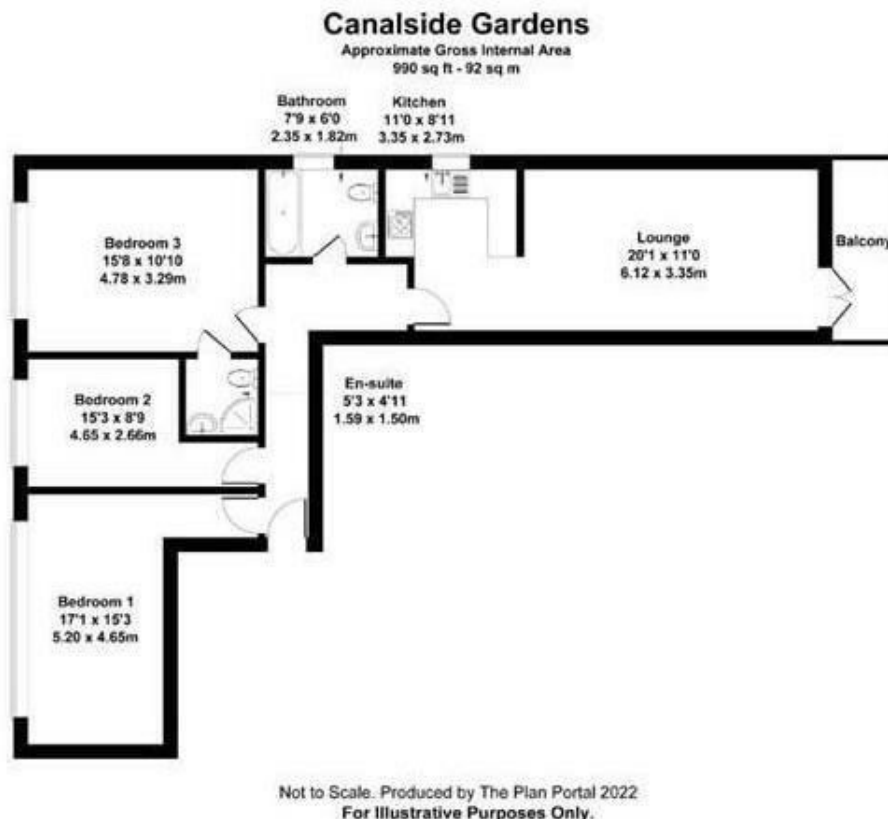
Accommodation includes a well-sized master bedroom complete with an en-suite, along with two additional spacious bedrooms suitable for family, guests, or a home office. A separate family bathroom serves the remaining bedrooms.

Further benefits include allocated parking, secure entry, and attractive communal areas.

Situated in a convenient location close to local amenities and transport links, this apartment is an excellent opportunity for first-time buyers, families, or investors. Early viewing is highly recommended.







### Viewings

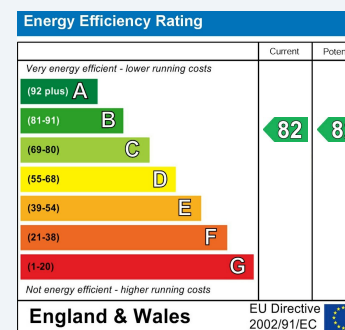
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.