



- Studio Apartment
- Breakfast Bar
- Bathroom With Shower
- Close To Uxbridge Town Centre
- Off Street Parking

- Modern Kitchen
- Top Floor
- Purpose Built Apartment
- Electric Heating
- EPC Rating C

A modern top floor STUDIO apartment situated in a quiet residential road in Uxbridge. An ideal investment or first time buyer property, just a short bus ride to Uxbridge Town Centre, Stockley Business Park and Heathrow Airport, also within walking distance of Brunel University and Hillingdon Hospital.

The property briefly comprises; well maintained communal entrance hall, hallway with entry phone system, modern tiled bathroom with shower, large living area and separate modern fitted kitchen with breakfast bar.

Further benefits include; allocated parking space, communal gardens, electric heating, double glazing and loft access from hallway with loft ladder.

Excellent local amenities and scenic routes, backing onto the Grand Union Canal at Cowley Lock and Farlows Lakes. Also well located for the road user with A40/M40/M25 motorway junctions nearby.

Leasehold: 118 years remaining (approx)  
Ground rent: £150 pa (approx)  
Service charge: £100 pm (approx)  
Local authority: Hillingdon Council  
Council Tax: Band B

Viewing by appointment only.

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

Disclaimer:

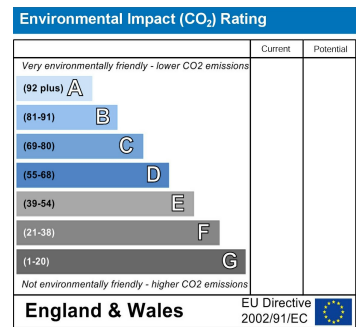
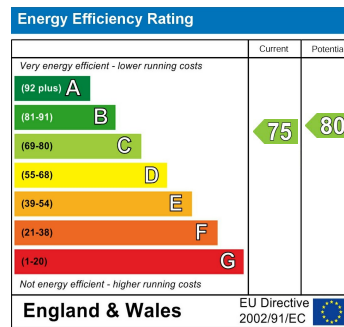
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

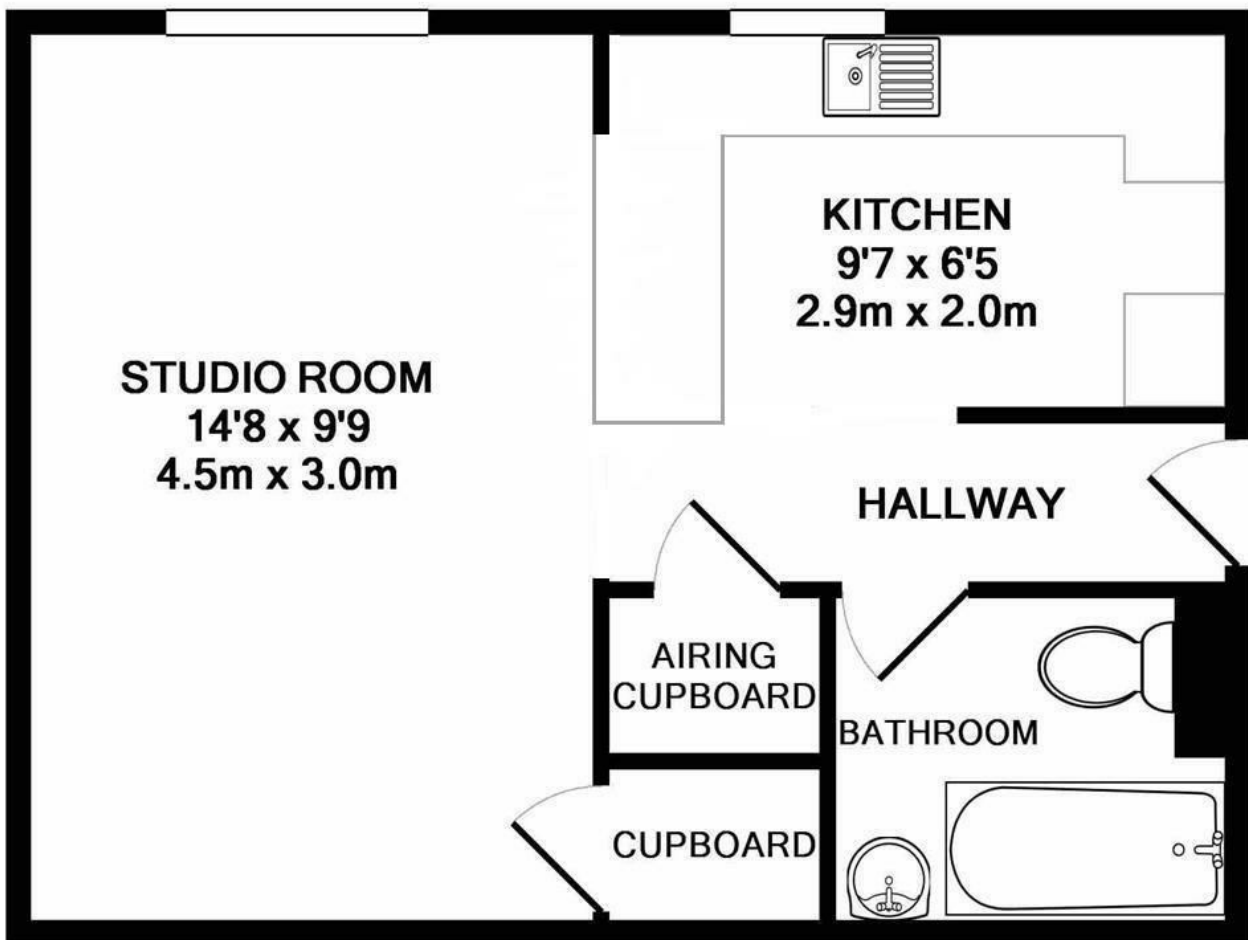
Buyers information:

In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

Referral fees:

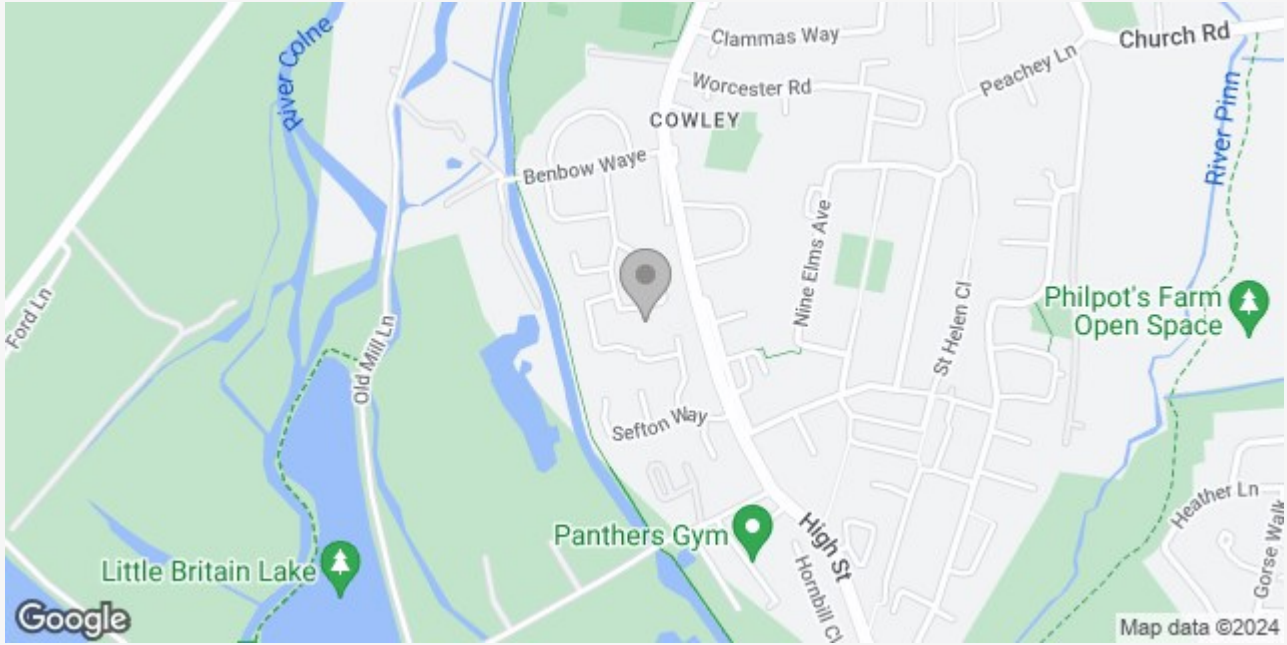
We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

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