



- One Bedroom Maisonette
- Private Rear Garden
- No Upper Chain
- Quiet Cul-de-sac
- & Double Glazing

- Ground Floor
- Residents Parking
- Close To Uxbridge Town Centre
- Gas Central Heating
- EPC Rating C

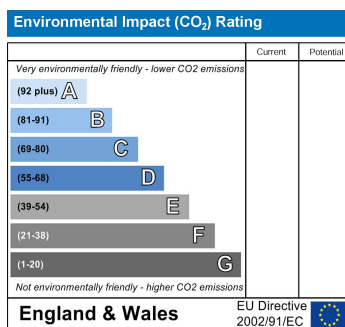
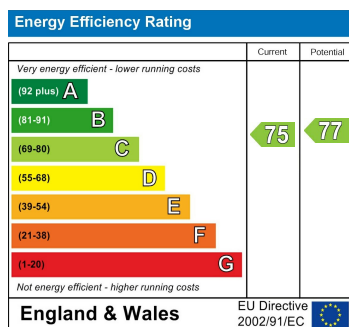
A large one bedroom ground floor maisonette with own private rear garden situated in a quite cul-de-sac in Uxbridge offered to the market with no upper chain.

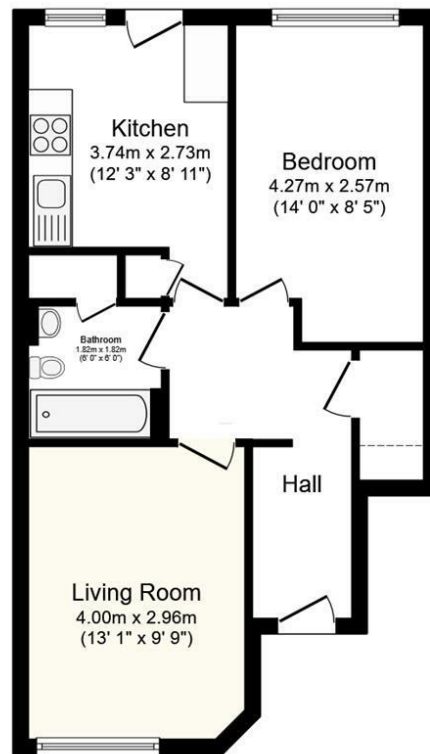
In need of some modernisation this property briefly comprises, entrance hallway with doors leading to a living room, kitchen with wall and base units, double bedroom, storage cupboard and white suit bathroom. To the rear of the property there is your own private rear garden which is a great space for entertaining to the front there is residents parking.

Within walking distance of Uxbridge Town Centre and well located for M4 motorway junction, Stockley Business Park and Heathrow Airport.

Price - £230,000  
 Tenure - Leasehold  
 Lease length - 104 years (approx)  
 Service Charge & Ground Rent - £39.14 pcm (approx)  
 Service Charge \* Ground Rent Renewal - TBC Vendor is gathering this information  
 Local Authority - Hillingdon Council  
 Council Tax Band - C

\*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.\*





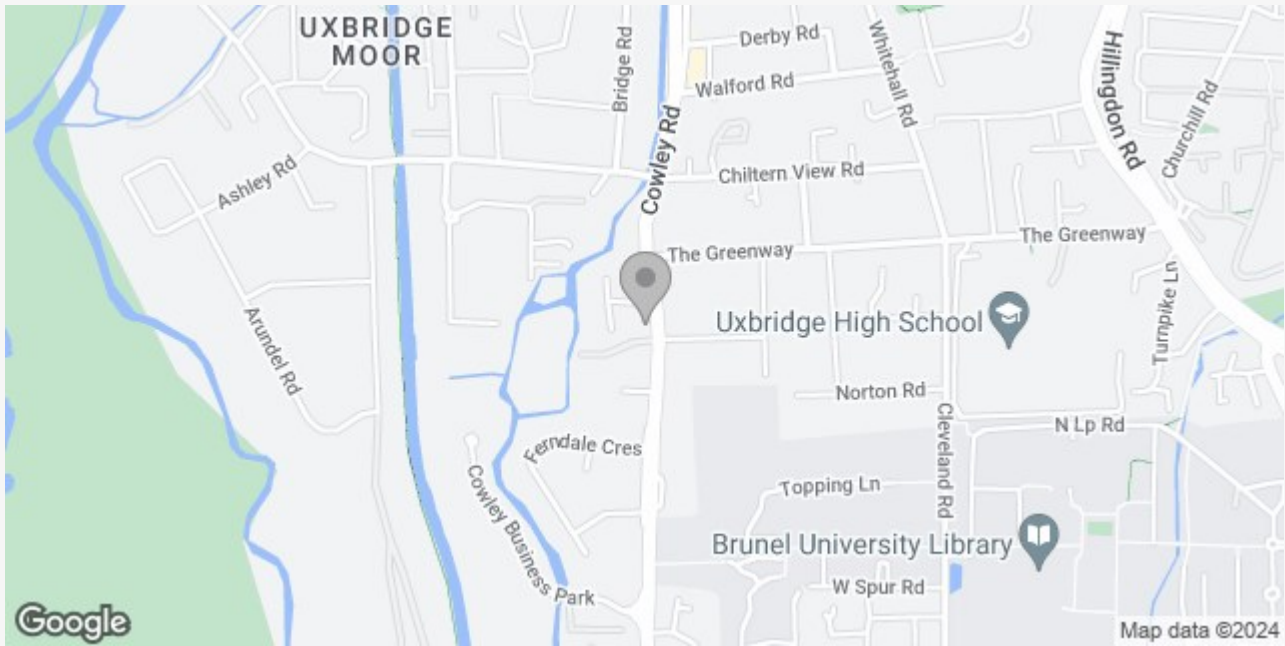
### Floor Plan

Floor area 46.7 m<sup>2</sup> (503 sq.ft.)

**TOTAL: 46.7 m<sup>2</sup> (503 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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