



- TWO Double Bedrooms
- Allocated Parking
- Walking Distance To Uxbridge Town Centre
- EPC Rating B
- Balcony
- TWO Bathrooms
- First Floor Apartment
- No Onward Chain
- Recently Redecorated
- Secure Bike Shed

A large TWO bedroom, TWO bathroom, first floor apartment situated in a popular development within walking distance of Uxbridge Town Centre offered to the market with NO UPPER CHAIN.

The property briefly comprises: entrance hallway with doors leading to 16ft reception room with, access to private balcony, modern fitted kitchen with wall & base units, master bedroom with access to en suite shower room and built in wardrobe, second bedroom with built in wardrobes and white suite family bathroom.

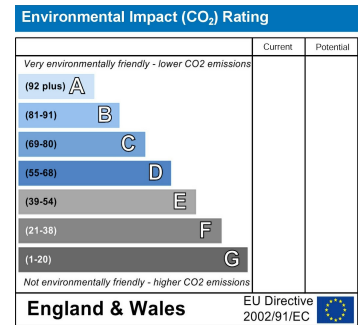
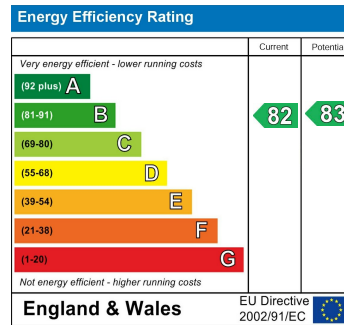
Further benefits include: a long lease, allocated parking, visitor bays, a secure bike shed, landscaped communal gardens, sandable engineered wood flooring throughout, close to Uxbridge town centre, all white goods included (if needed), double glazing and gas central heating.

Tedder Close is situated off Honeycroft Hill, within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. For the commuter the A40/M40 is also close by, as well as Hillingdon Hospital, Brunel University and Heathrow Airport. Green flag award winner Dowding Park and the well regarded John Locke Academy a short walk away.

Guide Price: £330,000
 Tenure: Leasehold
 Lease Remaining: 112 years approx
 Service Charge: £1688.51 PA
 Ground Rent: £250 PA
 Local Authority: Hillingdon
 Council Tax Band: B

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.

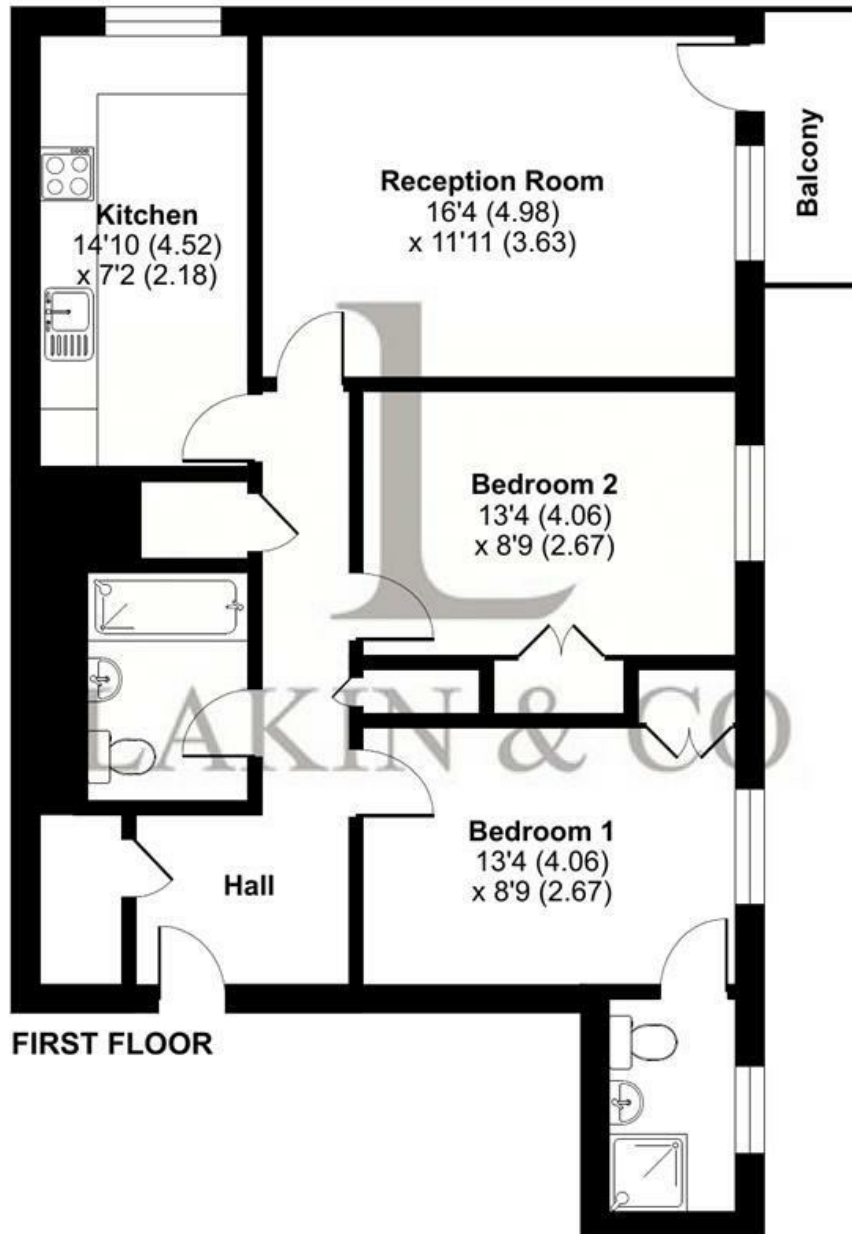
Buyers information:
 In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months)



Tedder Close, Uxbridge, UB10

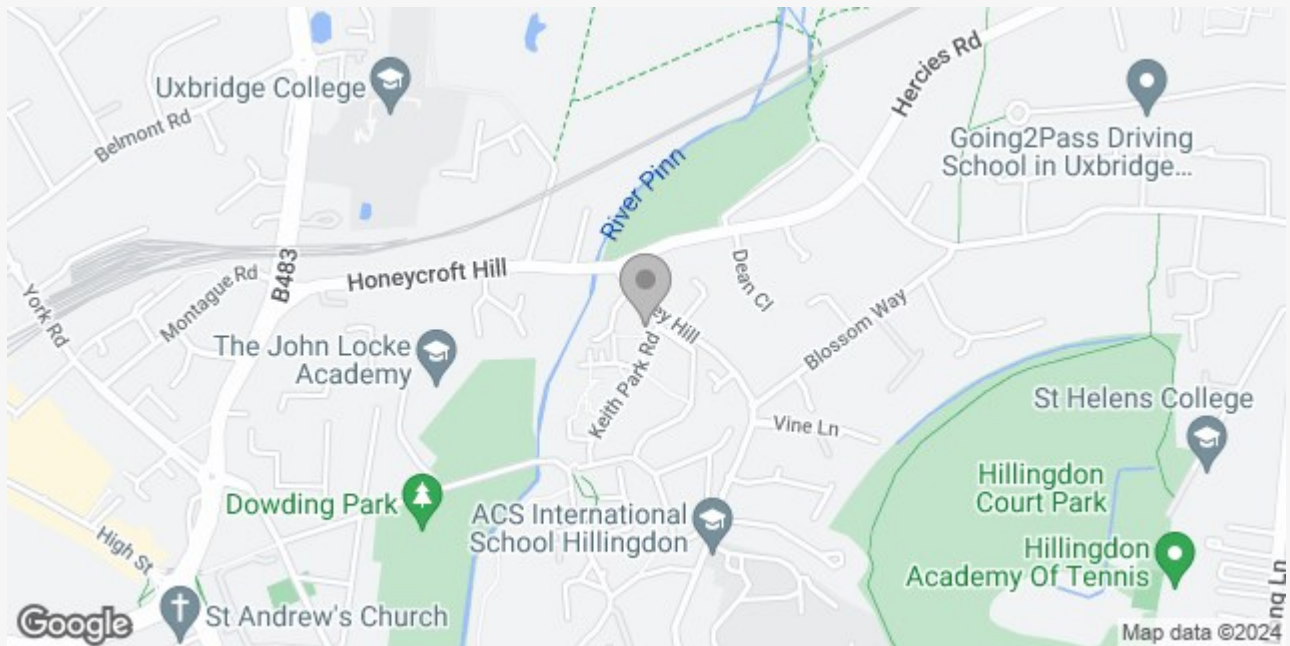
Approximate Area = 817 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Lakin & Co. REF: 1121664

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.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

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.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.