

- ONE Bedroom Flat
- Long Lease Remaining
- Period Features
- Gas Central Heating & Double Glazing
- Entryphone System

- No Onward Chain
- Close To Uxbridge Town Centre
- Bathroom With Overhead Shower
- Off Street Parking Space
- EPC Rating D

A well-presented ground floor ONE-bedroom flat within walking distance to Uxbridge Town Centre and Brunel University. Built circa 1900 and converted in the late 1970s, this bright and airy property boasts beautiful period features, with high ceilings and a feature fireplace. The property is being sold with no onward chain and vacant possession, ideal for first time buyers or investors.

The accommodation briefly comprises; an entrance hallway, a modern fitted kitchen, a bathroom with an overhead shower, a generously proportioned lounge with a large bay window with new UPVC double-glazed sash windows and a well-sized double bedroom.

Further benefits include; gas central heating with a new combi boiler, recent UPVC double-glazed windows, an entryphone system and an off-street parking space.

Excellent train links via the Metropolitan and Piccadilly Lines at Uxbridge Tube station within walking distance. The property is also well located with easy access to A40/M40/M25 and has fantastic bus links to surrounding areas of Greater London, with a bus stop outside the building on the U3 route. Also within close proximity of Hillingdon Hospital, Stockley Business Park and Heathrow Airport.

An employee of Lakin & Co has an interest in the sale of this property.

Price: Guide Price £285,000

Tenure: Leasehold

Lease: Lease Term 215 years from 1 January 1979

Years Remaining: 169 Approx

Service Charge & Insurance: £1250.00 Per Annum Approx

Service Charge Review: Annually

Ground Rent: NIL

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: Up to Ultrafast Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

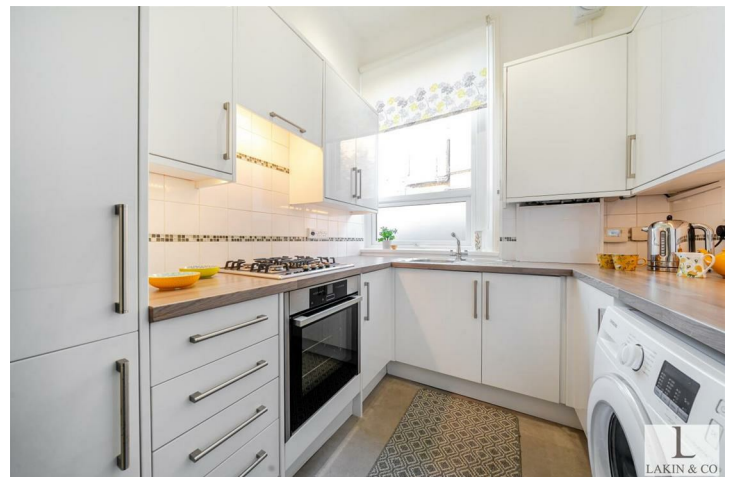
EE | Likely Likely

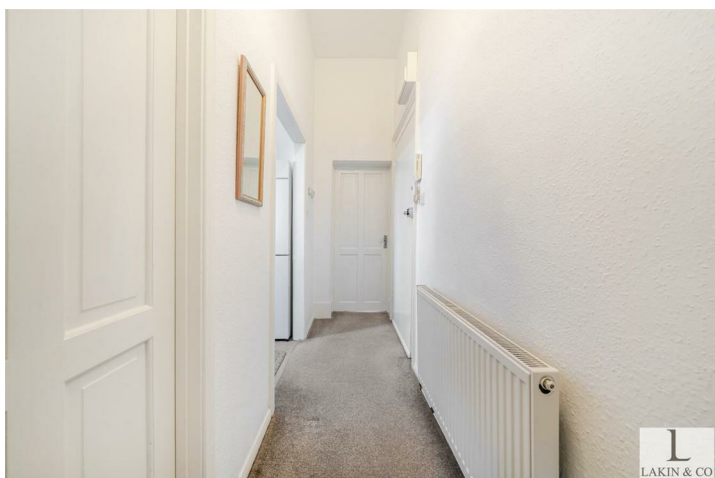
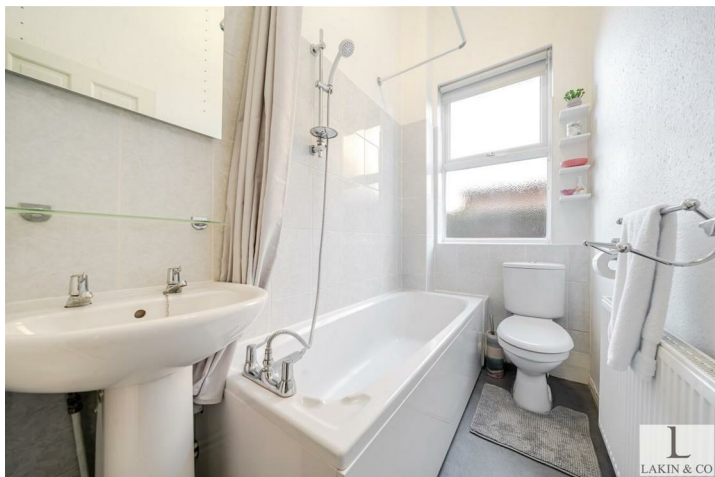
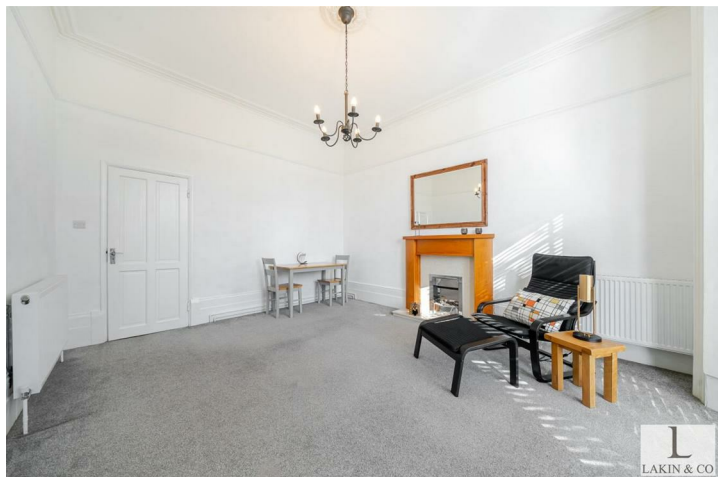
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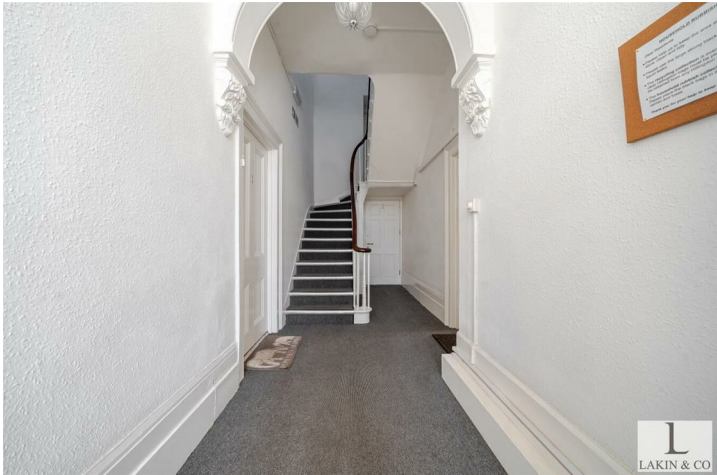
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*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures from ofcom.





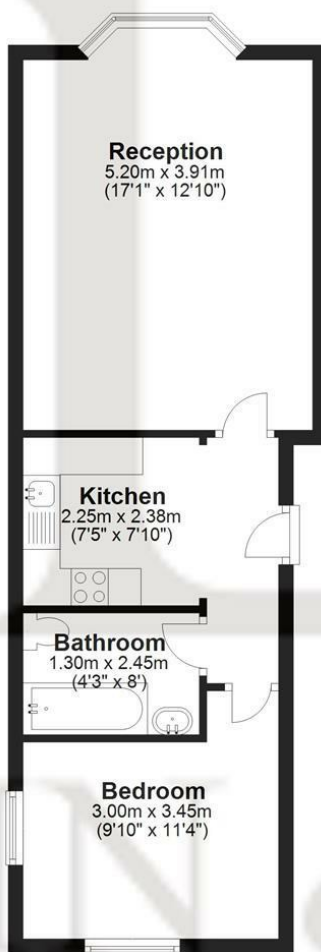


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

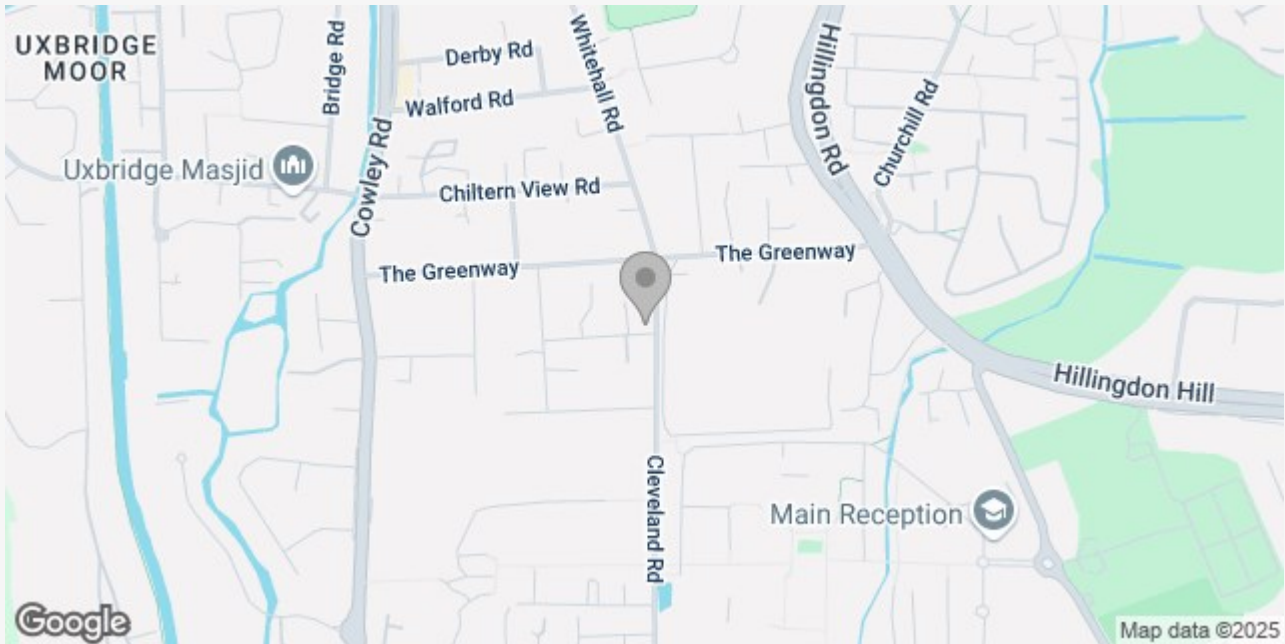
Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 42.7 sq. metres (460.0 sq. feet)

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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