

- ONE Bedroom Apartment
- No Onward Chain
- Open Plan
- Close To Tube Station
- Off Street Parking

- Uxbridge Town Centre
- Long Lease
- Double Shower
- Private Balcony
- EPC Rating D



Set within the heart of Uxbridge Town centre is this ONE bedroom first floor apartment that is offered to the market with no onward chain and long lease, ideal for first time buyers. The property occupies approximately 457 sq feet and has a private balcony and an allocated parking space.

The property comprises; an entrance hall, a spacious lounge that is open plan to a modern fitted kitchen area with breakfast bar, a main bedroom with fitted wardrobes and modern bathroom with a double shower.

Cumbrian Way is situated just a stones throw away from Uxbridge town centre and all its amenities, including The Chimes and The Pavillions shopping centres, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.

From the lounge there are doors leading out onto the balcony area. Outside there is allocated parking and well-kept communal grounds.

Viewings are strictly by appointment.

Price: Guide Price £235,000

Tenure: Leasehold

Lease: 125 years commencing on 13th May 2015

Years Remaining: 115 Approx

Service Charge & Insurance: £1,160.00 Per Annum

Service Charge Review: Annually

Ground Rent £300.00

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: ADSL Up to Ultrafast 16 Mbps d/l 1 Mbps u/l. Cable available.

Mobile Coverage:

EE| Good outdoor and in-home

Three| Good outdoor, variable in-home

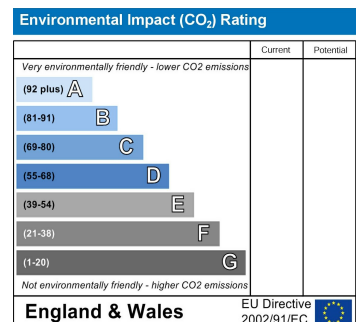
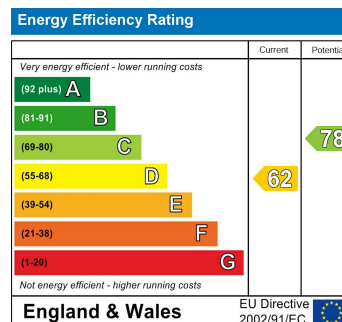
O2| Good outdoor and in-home

Vodafone| Good outdoor and in-home

\*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 are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

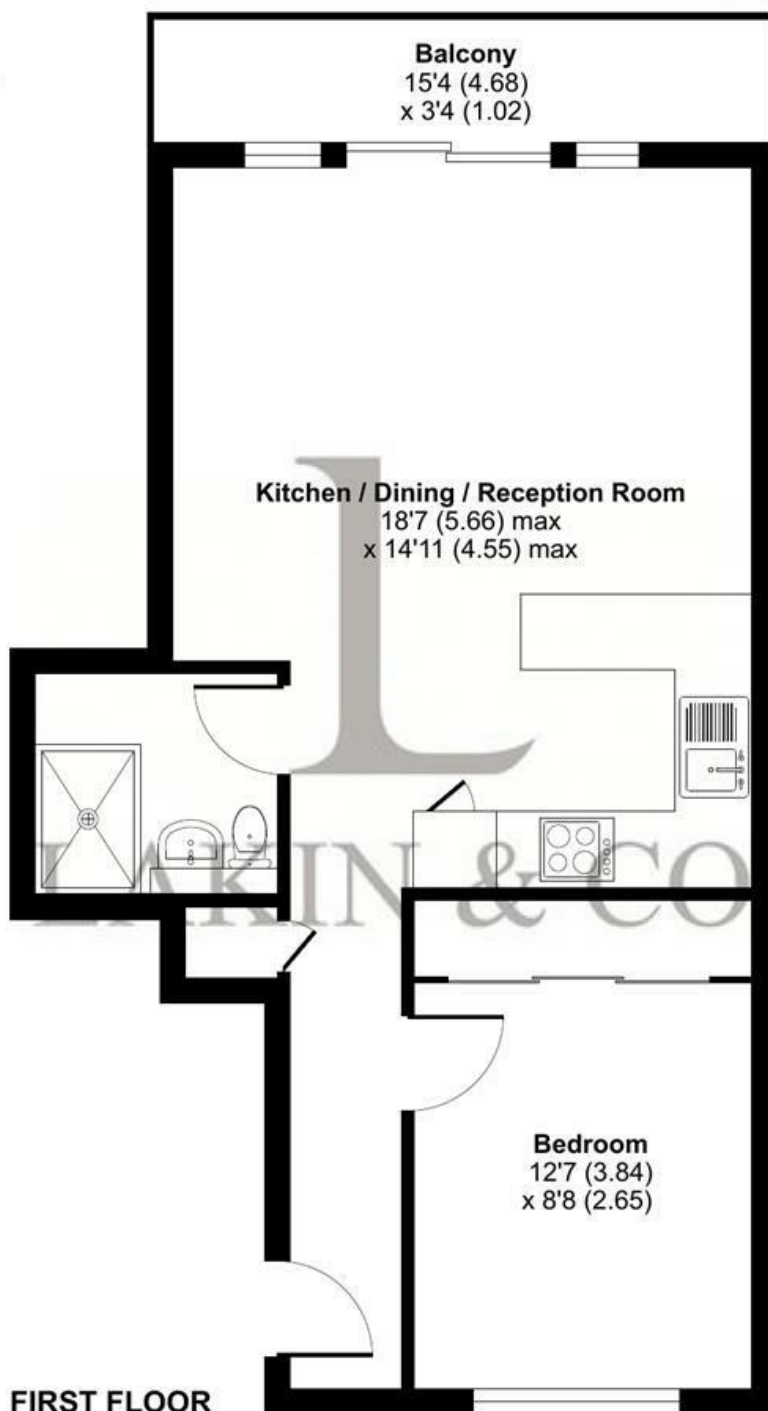




## Cumbrian Way, Uxbridge, UB8

Approximate Area = 457 sq ft / 42.4 sq m

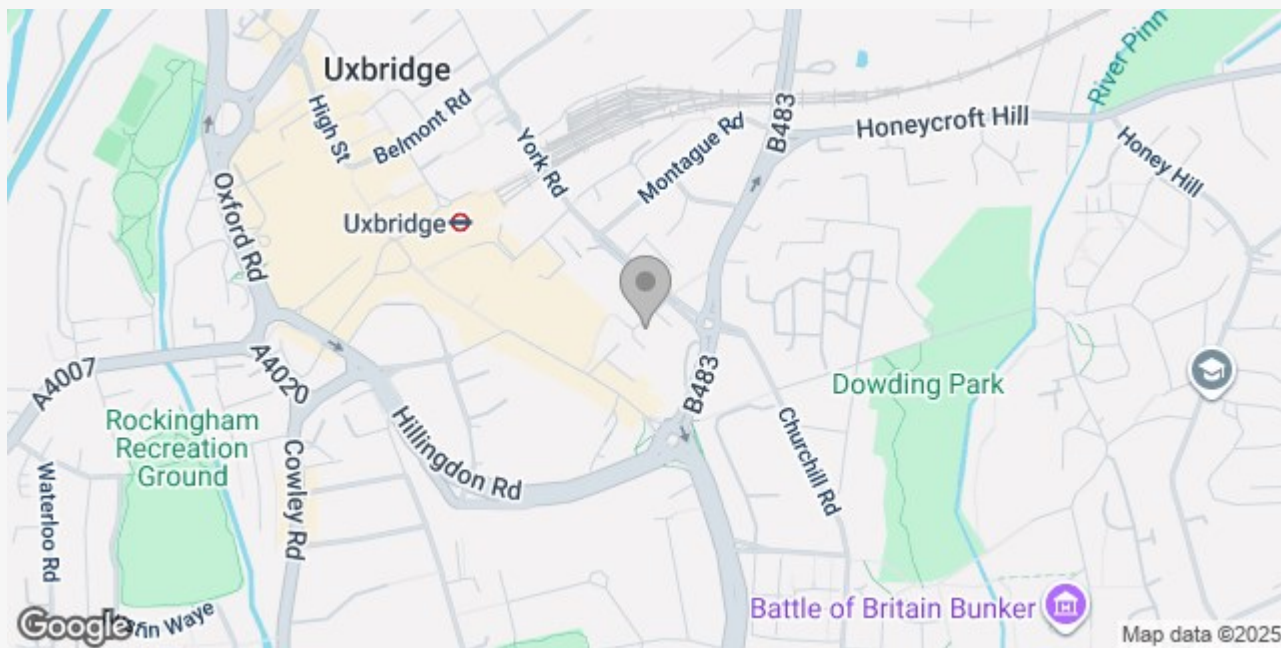
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1354596

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