



- ONE Bedroom Apartment
- Modern Development
- Close To Tube Station
- Gas Central Heating
- Communal Gardens

- Top Floor
- Gated Development
- Excellent Road Links
- Allocated Parking
- EPC Rating C

A well presented ONE Bedroom top floor apartment situated in a gated development on one of North Hillingdon's most sought after roads. Just a short walk of Hillingdon train station (Metropolitan/Piccadilly Lines), spanning over 600 sq ft, this spacious property is deal for investors, first time buyers and downsizers.

The property comprises; entrance hallway, large spacious open plan lounge, kitchen with integrated appliances, double bedroom with fitted wardrobes and a bathroom with an overhead shower.

Further benefits include; entryphone system, allocated parking space, visitor parking, two large storage cupboards, 107 year lease, front & rear communal gardens, bike storage, double glazing, gas central heating and lift access.

Chestlands Court is situated off of Hercies Road in North Hillingdon which offers a variety of local shops and houses, it is 0.2m from Hillingdon Train Station (Metropolitan/Piccadilly Lines) providing access into London within the hour. For the motorist you are a stones throw away from the A40/M40/M25 with swift access to London & home counties. Uxbridge Town Centre is nearby offering two shopping centres, bars, restaurants & coffee shops.

This property is also situated in close proximity to Vyners Secondary School and benefits from the use of communal gardens.

Tenure: Leasehold 107 Years (approx)125 years from 1 January 2007

Service Charge: £1.823.11 P.A (approx)

Ground Rent - £250 P.A

This ground rent is potentially subject to review over time and may change.

Service charge review date - November each year

Ground rent review date - Every 25 years next in 2032

Broadband type: Upto: Superfast 80 Mbps d/l - 20 Mbps u/l

Mobile Coverage:

EE - Good outdoor and in-home

Three - Good outdoor, variable in-home

O2 - Good outdoor, variable 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.

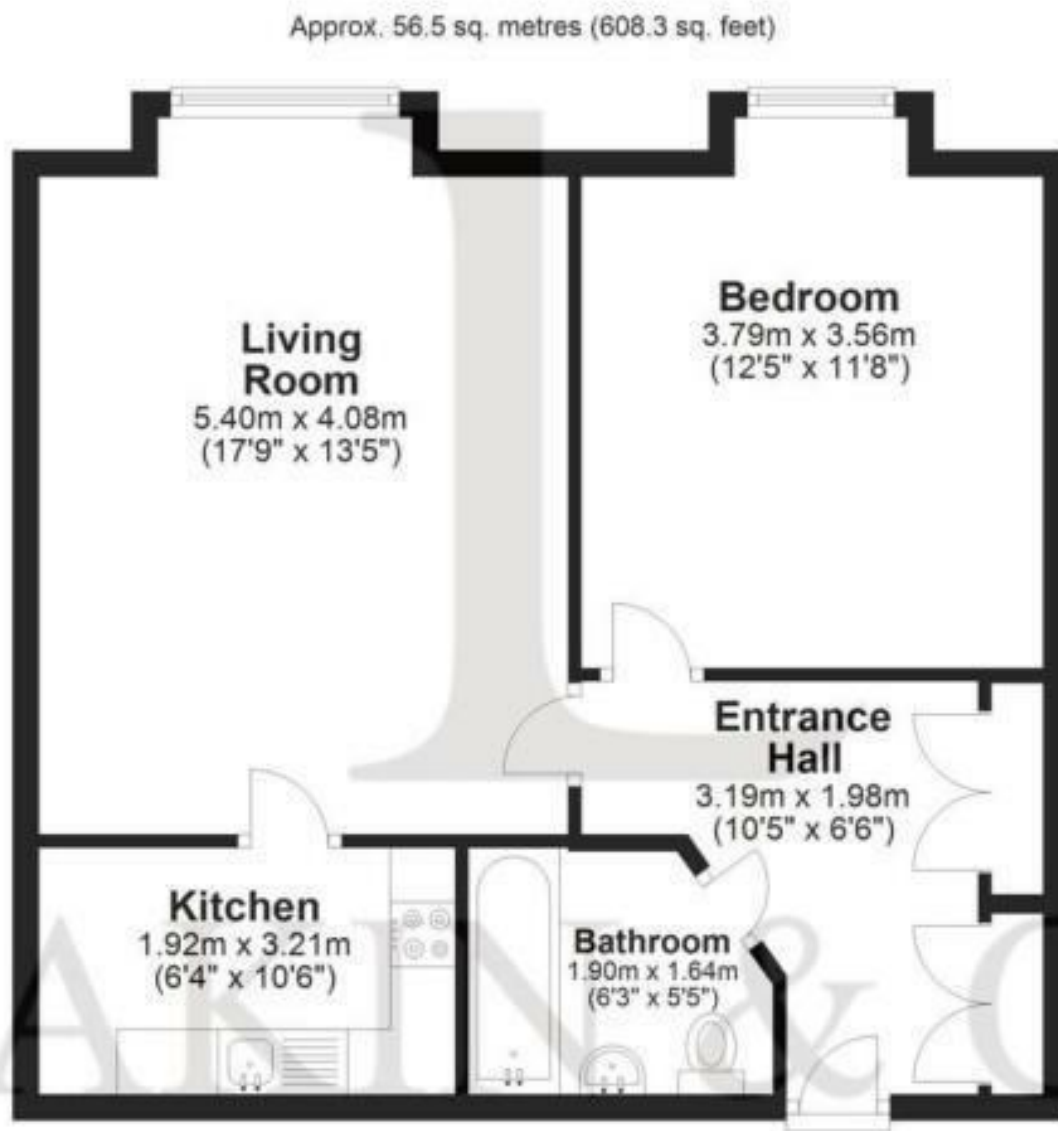






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

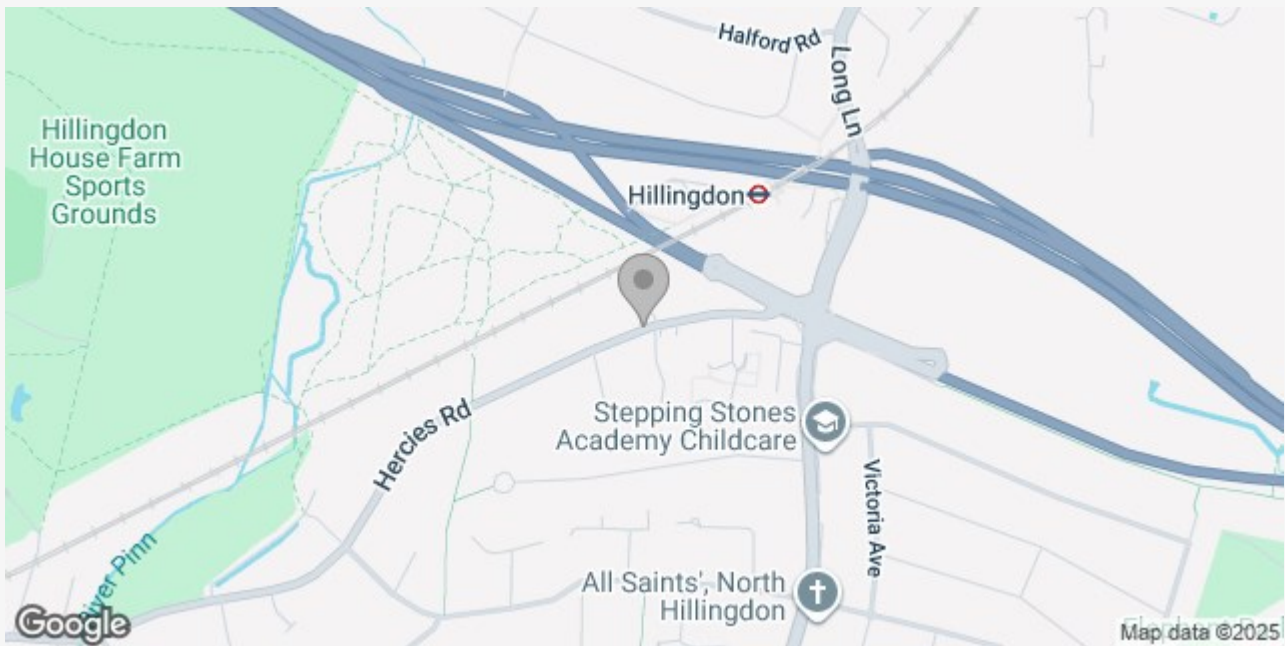


Total area: approx. 56.5 sq. metres (608.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.

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.