



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£225,000

- One Double Bedroom flat
- Ideal for first time buy or buy to let investment
- Close to local amenities
- Approximately 570 sq ft (53sqm)
- EPC - D
- Gas central heating (untested)
- Lease - Approx. 151 years remaining
- Chain free

382 UXBRIDGE ROAD, PINNER, HA5 4HP



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
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Hallway

Carpeted hallway with built-in storage unit, cream painted walls, white painted wooden skirting and radiator.

Kitchen

8'1" x 13'10"

Ideal gas combi boiler, wooden base and wall mounted kitchen cupboard units with integrated cooker and gas hob, radiator, kitchen sink with mixer tap, drainer, white tiled splash backs, brown linoleum flooring and UPVC double glazing to the rear aspect.

Bathroom

5'10" x 10'7"

White part tiled bathroom with bath, white ceramic WC and sink with hot and cold tap.

Lounge

9'7" x 16'4"

Light brown carpets, white painted wooden skirting, cream painted walls with navy feature wall and UPVC double glazing to front aspect.

Bedroom

12'11" x 9'5"

Light brown carpets, cream painted walls and skirting with purple and gold patterned wallpaper feature wall and UPVC double glazing to front aspect.



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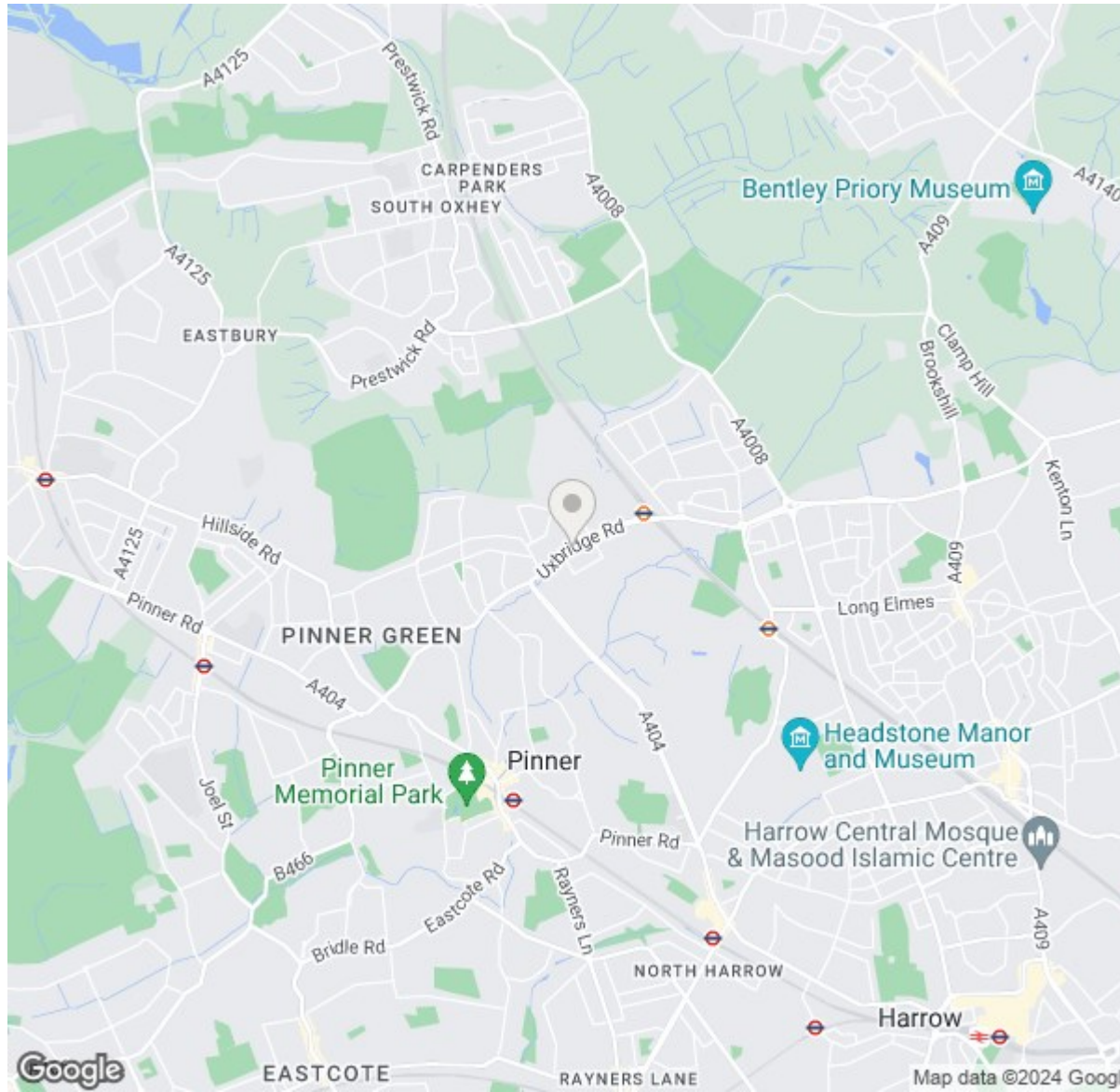
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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