



- Three bedroom luxury ground floor apartment
- Prestigious gated development
- Two bathrooms
- No onward chain

Flat 2, Hampton Court, 2 Fairfield Road, Uxbridge, Middlesex, UB8 1DG

Guide Price £475,000

An impressive and spacious CIRCA 1000 SQ FT THREE BEDROOM, TWO BATHROOM (family bathroom and separate en-suite shower room with w/c to master bedroom) GROUND FLOOR APARTMENT situated in a superb, gated development only minutes from Uxbridge town centre. Hampton Court offers modern interiors and well planned accommodation in a prime location close to a vast array of transport links and amenities.



Property Description

THE DEVELOPMENT / PROPERTY

Hampton Court is situated in a unique walled and gated development and consists of just three private apartment blocks. The development has always been highly regarded as the pinnacle of Uxbridge apartment living due to the location and quality of the build and finish.

The accommodation briefly comprises of a welcoming entrance hall, security phone entry system, master bedroom with ensuite shower room, fitted wardrobes and French doors leading to front lawned area. There are two further bedrooms, integrated kitchen, utility cupboard, family bathroom and large reception room with French doors leading to a patio area and the communal garden. The property benefits from full central heating.

OUTSIDE

Outside to the front there is a large parking area accessed via electric security gates which offers residents and visitor parking bays. There is a bin store and bike shed and large communal lawn area to the left-hand side of the development as you drive in.

LOCATION

Hampton Court is situated on the corner of Fairfield Road and Belmont Road on the north side of Uxbridge located a short walk from the town centre and its multitude of shops, restaurants, bars, bus links and Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hemitage primary school and Vyners senior school. The A40/M40/M25 and M4 are a short drive away offering access to London, Heathrow and the home counties

TENURE

Local authority is the London Borough of Hillingdon
Lease is approx.129 years remaining.

The ground rent for the flat is £123.00 pa - payable by 2 instalments of £62.50 in March and September.

Service charge for the current tax year 24/25 is £1850.00 - payable by 10 instalments of £185 from April to January.





Hampton Court UB8

Approximate Gross Internal Floor Area = 96.9 sq m / 1043 sq ft

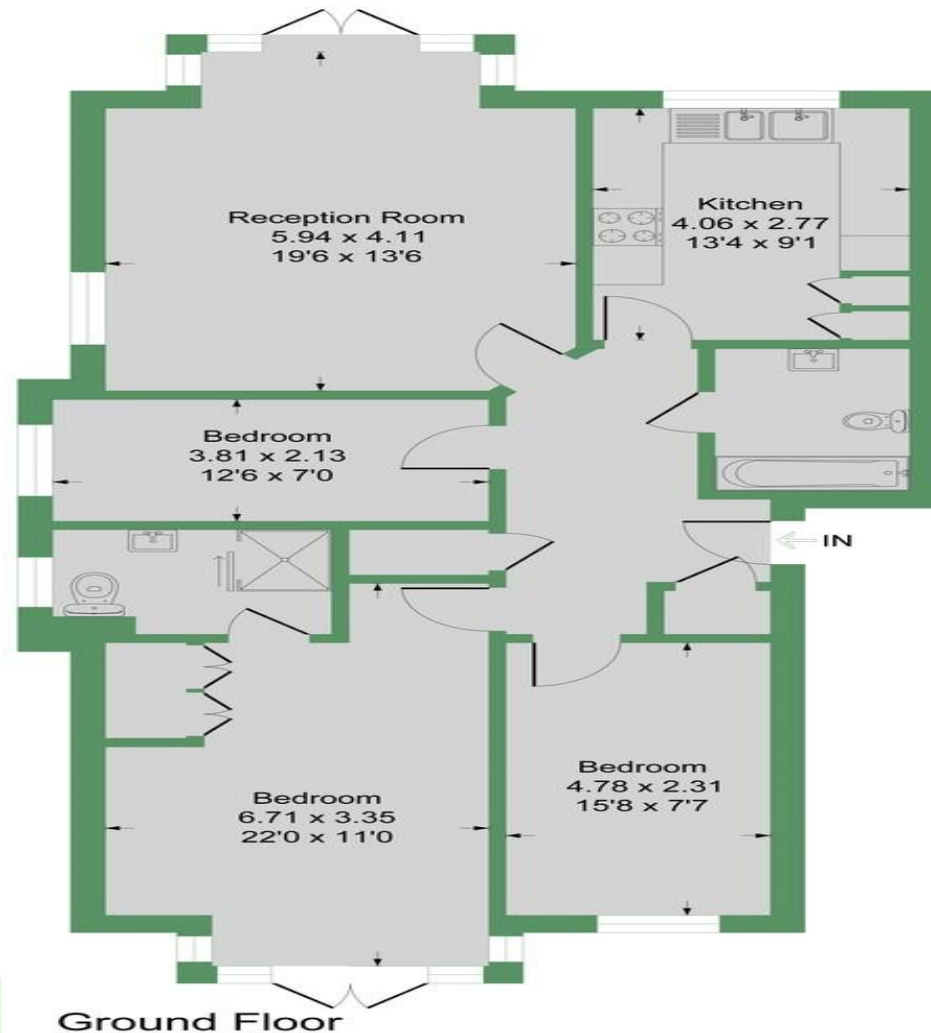


Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements