

Hambledon Close, Uxbridge, Greater London, UB8 3UD



## £140,000 Leasehold Ground Floor Studio Flat

We are pleased to present this GROUND FLOOR STUDIO APARTMENT, that benefits from its own private garden.

- CHAIN FREE
- LARGE STUDIO
- PRIVATE GARDEN
- FITTED KITCHEN
- CUL-DE-SAC LOCATION
- MODERN BATHROOM
- CLOSE TO LOCAL SHOPS

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This modern ground floor studio apartment is a must see, not only is it being sold chain free but is ready to move straight in making a superb choice for anyone looking for low maintenance living, ideal for first time buyers, those looking to downsize or a landlord looking to add to their portfolio.

The property comprises of a studio room with a fitted kitchen and a three-piece bathroom suite as well as a small storage area. Other benefits include its own front door not, a private garden and double-glazed windows.

This property is located in a sought after, quiet cul-de-sac just off Lees Road. There are many local amenities such as coffee shops, supermarkets and restaurants just 0.4 miles away. The closest station is West Drayton which is on the brand new Elizabeth Line, just 2.1 miles away.

- Local Authority: Three Rivers District Council
- Council Tax: Band B Approx. £1,369.23 (2023-2024)
- Approx. Floor Area: 250 Sq ft / 23.2 Sqm
- Lease Remaining: Approx 88 years remaining.
- Annual Service Charge and Review: Approx £1200 per annum
- Annual Ground Rent and Review: Approx £200 per annum
- Nearest Station: 2.1 miles West Drayton Station – Elizabeth Line & GWR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area 23.2 sq.m. (250 sq.ft.) approx

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.  
NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

