

Royal Quay, Uxbridge, Buckinghamshire, UB9 6FG



£435,000 Leasehold
2 Double Bedroom First Floor Apartment

We are delighted to present this spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT situated in the sought-after Royal Quay development, close to Harefield Village and overlooking the canal.

- OPEN PLAN LIVING/DINING ROOM/KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM
- TWO ALLOCATED PARKING BAYS
- PRIVATE BALCONY
- PICTURESQUE COMMUNAL GROUNDS
- VIEWS OVER THE GRAND UNION CANAL

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There is an open plan living/dining room and modern fitted kitchen with integrated Smeg appliances and double doors opening to the Juliet balcony overlooking the Grand Union Canal and the Broadwater Lake Nature Reserve. The double bedrooms both have fitted wardrobes with attractive mirrored doors to the front and bedroom one benefits from an en-suite shower room. There is also a modern bathroom suite.

There are immaculately maintained communal grounds surrounding the development, and there are also two allocated parking bays.

Positioned within the picturesque Royal Quay development overlooking the Grand Union Canal. Harefield Village is a few minutes away, providing local shopping and transport facilities. Both Uxbridge and Rickmansworth are also close by providing multiple shopping facilities and comprehensive train and tube service to London.

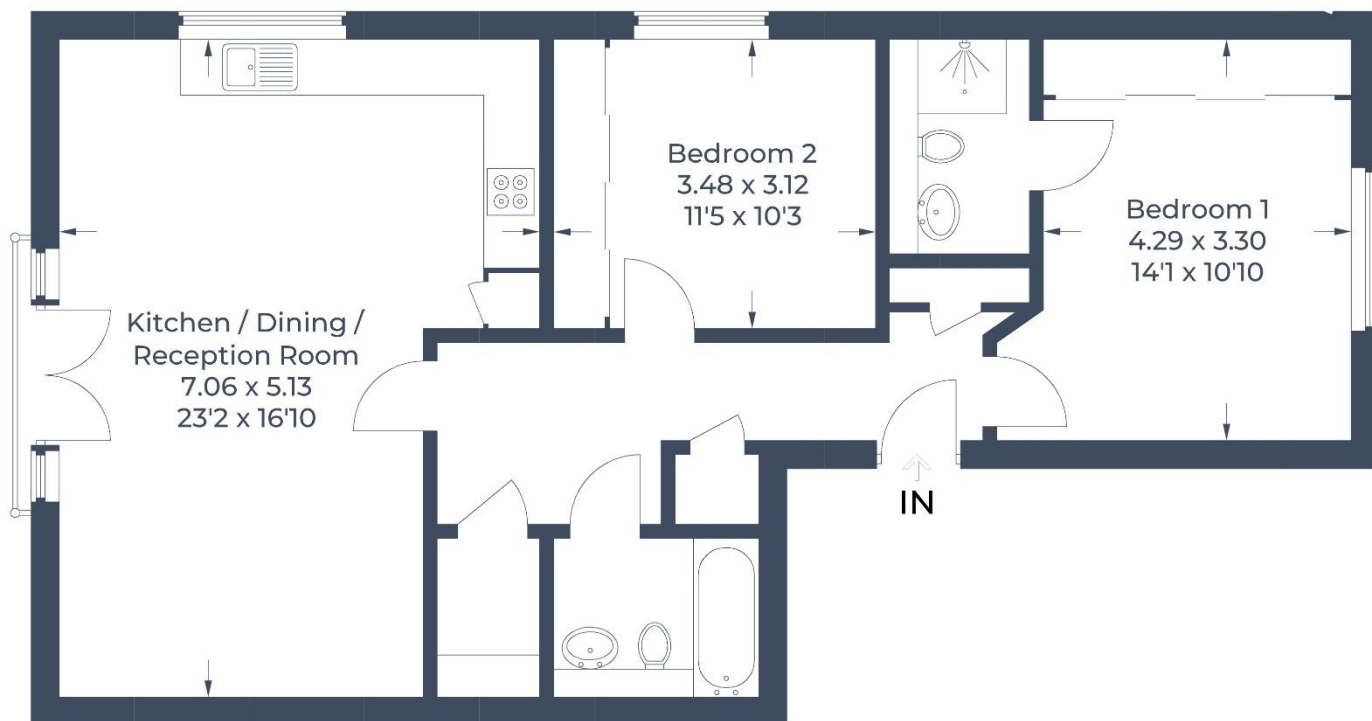
- Local Authority: Hillingdon Council
- Council Tax: Band G Approx. £3106.48 (2024-2025)
- Approx. Floor Area: 870 Sq ft / 80.82 Sqm
- Lease Remaining: Approx. 117 years remaining
- Annual Service Charge: Approx. £2,400.00 per annum
- Annual Ground Rent and Review: Approx. £350.00 per annum, subject to review
- Nearest Stations: 3.3 miles Denham Station – Overground / 3.0 miles Rickmansworth Station – Metropolitan/Chiltern Line / 4.9 miles Uxbridge Station – Metropolitan Line



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Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

