



Truesdales, Uxbridge, UB10 8FX





gibsonhoney

Gibson Honey are pleased to present to the market this immaculate and spacious two bedroom first floor apartment. Set in this highly convenient location, this property briefly comprises: large entrance hallway, spacious open plan lounge with modern fitted kitchen, two large double bedrooms, modern family bathroom, private balcony and allocated parking. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislips bustling High Street and Ickenham village, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, radiator, storage cupboard housing Worcester mega flo tank and boiler, storage cupboard, security camera entry intercom, doors to:

KITCHEN

Tiled flooring, downlighting, a range of base and eye level units, stainless steel sink with drainer, integrated oven with extractor

hood and four gas hob rings, integrated fridge freezer, integrated dishwasher, leading to:

LIVING ROOM

Rear aspect double glazed double doors to balcony, radiator, downlighting.

BEDROOM ONE

Side aspect double glazed window, radiator, a range of fitted wardrobes, door to:

JACK AND JILL BATHROOM

Tiled flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, radiator, downlighting.

BEDROOM TWO

Side aspect double glazed window, radiator.

FRONT

Allocated parking.

BALCONY

Decked flooring.

LEASE

114 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

TBC

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

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DISTANCE TO STATIONS

West Ruislip Station (0.1 Miles)
Ickenham Station (0.5 Miles)
Ruislip Station (0.7 Miles)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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