



St. Johns Close, Uxbridge, UB8 2UL

- Rental investment opportunity
- Allocated parking
- Gas central heating
- Modern kitchen
- Two double bedrooms
- First floor apartment
- Close to Uxbridge town centre
- Well presented throughout
- Communal gardens
- Pleasant cul-de-sac location

Offers In Excess Of £285,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

With two double bedrooms this well proportioned first floor apartment is located in a pleasant cul-de-sac with the benefit of allocated parking and communal gardens.

Accommodation

Upon entering, there is a spacious entrance hall, the well proportioned living area has plenty of natural light through the large windows that overlook the surrounding communal gardens. The layout connects the living room to the fitted kitchen that offers ample storage and space for appliances, there are two generously sized bedrooms that feature large windows that allow for plenty of sunlight, creating a warm and welcoming ambiance, the main bathroom features an enclosed bath with wash basin and WC.

Outside

There are communal gardens and an allocated parking space

Situation

Situated just a short distance from Uxbridge town centre, this apartment enjoys the convenience of being close to a plethora of amenities. Residents will have easy access to a wide range of shopping options, restaurants, cafes, and entertainment venues. Uxbridge Underground Station is within walking distance, offering excellent transport links to Central London and beyond.

Terms and notification of sale

Tenure: Leasehold: 149 years

Service Charge: Approximately £1200 per annum

Ground Rent: £tbc

Local Authority: London Borough of Hillingdon

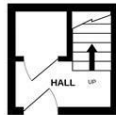
Council Tax Band: C

EPC rating: C

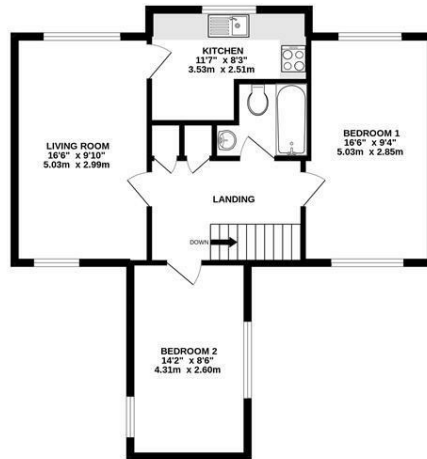
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
87 sq ft (8.0 sq m) approx.



1ST FLOOR
644 sq ft (59.9 sq m) approx.

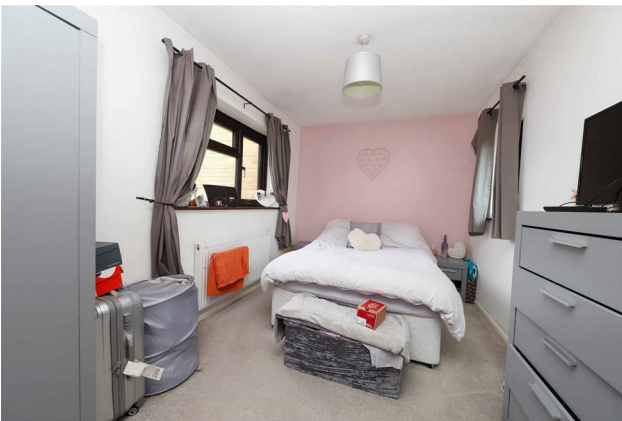


TOTAL FLOOR AREA: 700 sq ft (65.1 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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