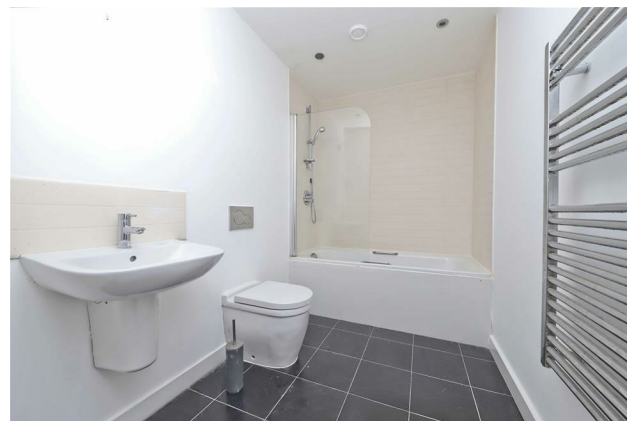


Cameron

Cameron



Armstrong House, High Street, Uxbridge, UB8 1GJ

- One bedroom
- Great investment or first home
- Security entry phone system
- Lifts to all floors
- Town centre location
- Moments to Uxbridge station
- No parking
- Open plan living space

Asking Price £235,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB
E: uxbridge@cameron.co
T: 01895252000
www.cameron.co



Description

Positioned on the first floor of this sought after town centre block this one bedroom apartment is set just moments from Uxbridge station and shops, making this an ideal rental investment or first home.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage, bright open plan living space with double glazed windows, the kitchen area has white gloss kitchen units and drawers, work surfaces, integrated fridge and freezer, integrated dishwasher, integrated fridge freezer and built in stainless steel electric oven and electric hob above and extractor hood over, the spacious double bedroom has a built in double wardrobe, and the bathroom has an enclosed bath with shower over, low level w.c. and wash basin.

Situation

Located in the heart of Uxbridge town centre just moments from Uxbridge station with its Metropolitan and Piccadilly line services, shopping facilities, restaurants and bars.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London borough of Hillingdon

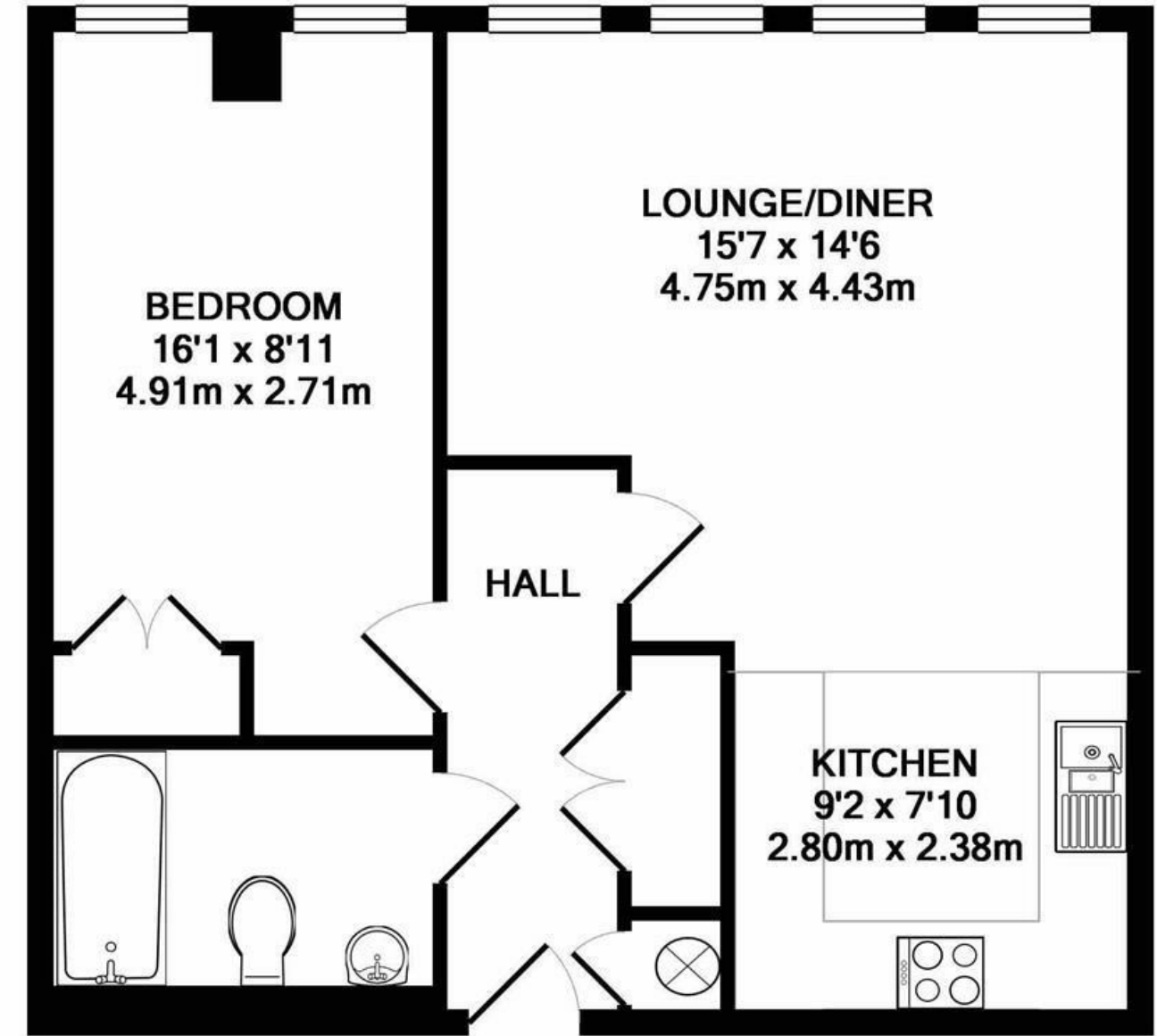
Council tax band: C

EPC rating: C

Lease term: 125 years from 2007

Service Charge: Approximately £1,744 per annum

Ground rent: £250 per annum



TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts