



Redford Way, Uxbridge, UB8 1SY

- One bedroom apartment
- No upper chain
- Well presented
- First floor
- Town centre location
- Open plan living space
- Fitted kitchen
- Lift to all floors

Asking Price £269,950

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

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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

A one double bedroom apartment positioned on the first floor of this modern boutique block located in the heart of the town centre.

Accommodation

The accommodation on offer briefly comprises, entrance hall with built in storage, open plan living space, modern fitted kitchen with a range of storage units and drawers, worktops with an inset stainless steel sink and inset electric hob with a stainless steel extractor hood above, integrated electric oven, fridge freezer and washing machine, the double bedroom has a built in wardrobe and the bathroom has an enclosed bath, wash basin and w.c. partly tiled walls and heated towel rail.

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: B

Lease term: Approximately 107 years unexpired

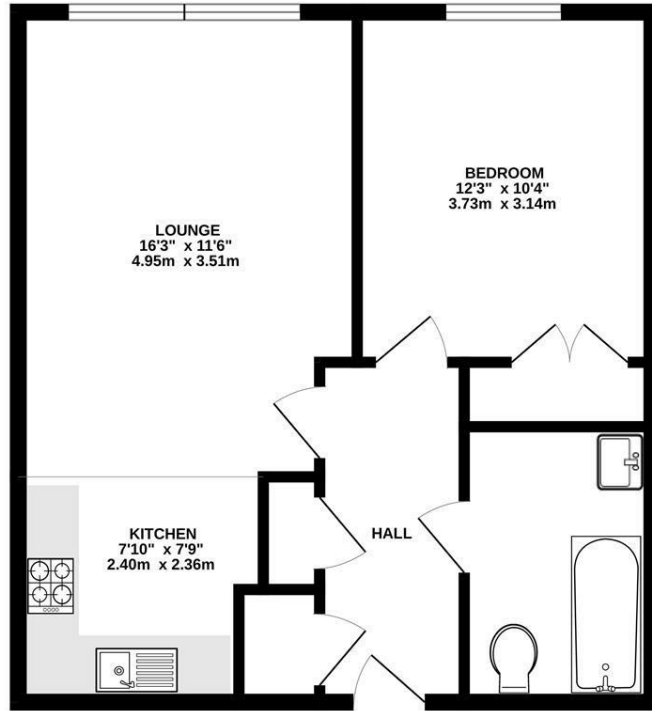
Service charge: approximately £1500 per annum

Ground rent: approximately £250.00 per annum

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

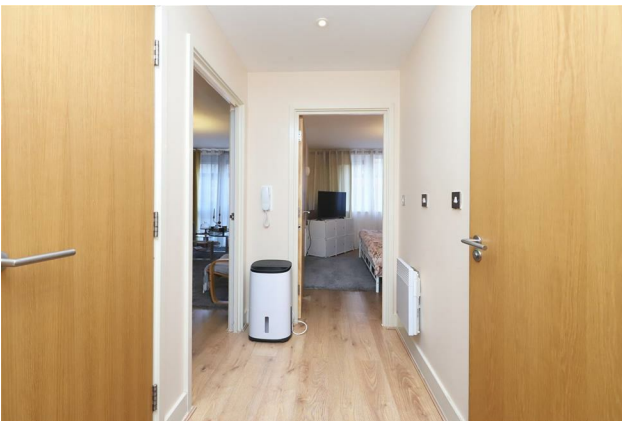
FIRST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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