



Cornwall Road, Uxbridge, UB8 1BE

- Spacious top floor apartment
- Second Floor
- Well presented
- No upper chain
- Residents parking
- Two large double Bedrooms
- Far reaching views
- Prime North Uxbridge location
- Share of Freehold
- Close to Uxbridge Common

Asking Price £340,000

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

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



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

Offered for sale with no upper chain this well presented property is ideally located just a short walk from the town centre and station, with well regarded schools being within close proximity.

Accommodation

Providing accommodation that briefly comprises, entrance hall, reception room with a large front aspect double glazed window with far reaching views, the kitchen is fitted with a range of storage units and drawers, there are ample work surfaces with an inset sink and inset gas hob with electric oven below and extractor hood above, there is an integrated dishwasher, microwave and space for a fridge freezer, there is a double glazed rear aspect window, there are two very spacious double bedrooms with the main bedroom having the benefit of built in wardrobes, the fully tiled modern bathroom is fitted with an enclosed bath with shower over, vanity wash basin and WC, there is space and plumbing for a washing machine.

Outside

There is a garage and residents parking to the rear of the building accessed from Norfolk Road.

Situation

Located in one of the most sought after area of Uxbridge, Cornwall Road is located just off of Uxbridge Common. Being just a short walk from the town centre with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital.

Baker Street can be reached in as little as 36 minutes.

Well regarded schools are within close proximity, as are a number of recreational facilities, such as Hillingdon sports and leisure centre with its indoor and outdoor swimming pools, Uxbridge Cricket Club and Hillingdon Gold Club.

For the motorist the A40/M40 and M25 are just a short drive away.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: (Share of Freehold) approximately 900+ years remaining

Service charge: currently £600 per annum

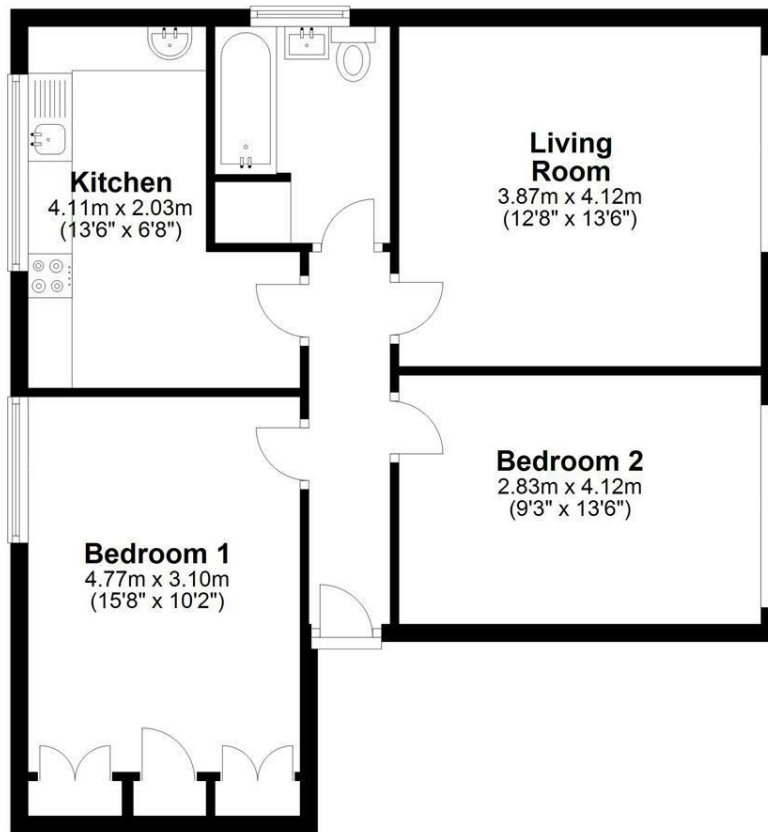
Ground rent: £0 per annum

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

Second Floor

Approx. 63.4 sq. metres (683.0 sq. feet)



Total area: approx. 63.4 sq. metres (683.0 sq. feet)

Cameron



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.