



## Armstrong House, 58a High Street, Uxbridge, UB8 1GJ

- One bedroom apartment
- Town centre location
- No upper chain
- Lifts to all floors
- Two private balconies
- Far reaching views
- Fourth floor

**Asking Price £250,000**

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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**

Positioned on the fourth 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 patio doors opening onto two separate private balconies, 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

**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



# Cameron



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