



271 High Street, Uxbridge, UB8 1NF

- Spacious apartment
- Ground floor
- Town centre location
- Viewing Highly Recommended
- Contemporary shower room
- One bedroom
- Modern interiors
- Direct garden access
- Moments to Uxbridge station
- Large Utility Area

Asking Price £315,000

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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

Situated in the heart of Uxbridge, this one bedroom apartment ideally suited for the first time buyer or those looking to start or add to an investment portfolio, given the strong and constant demand for rental property in the area.

Accommodation

The accommodation of apartment briefly comprises, entrance hall, utility room with built in storage and space for a tumble dryer and washing machine, open plan living space featuring handle-less fitted kitchen with stone worktops and instant hot water tap, integrated appliances to include, electric oven, induction hob, microwave and refrigerator, there is direct access to the garden, a double bedroom and shower room with contemporary white sanitary ware, including storage, shaver socket point, chrome single lever tap to basin, heated towel rail, wall tiles by Porcelanosa, thermostatically controlled shower with minimal frame shower door.

Situation

Lovell House couldn't be better placed if you want a lifestyle that offers you the best of everything. Just moments from your door, Intu shopping centre plays host to a superb selection of retailers, while an extensive choice of restaurants to suit every palate are just a short stroll away. For a breath of fresh air there's also acres of green space at your disposal as well as canal-side towpaths for walking, running or cycling.

Terms and notification of sale

Tenure: Leasehold: 145 Years

Service Charge: Approximately £1081.69 per annum

Ground Rent: Approximately £300 per annum

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 (Basement)

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 43.2 sq. metres (464.5 sq. feet)

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