



Hogarth Close, Uxbridge, Middlesex, UB8 2BF

- Top floor apartment
- En-suite to principal bedroom
- No upper chain
- Close to Uxbridge town centre
- Two double bedrooms
- Open plan living space
- Allocated parking
- Cul-de-sac location

Asking Price £325,000



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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

Offered for sale with the benefit of having no upper chain this first floor apartment offers well proportioned accommodation, with a light filled open plan living space and kitchen, two double bedrooms with the main bedroom having the benefit of an en-suite shower room and fitted wardrobes, there is also a separate modern bathroom, and allocated parking

Accommodation

The apartment provides accommodation that briefly comprises, entrance hall with built in storage, sociable open plan living space and kitchen that is fitted with a good range of storage units and drawers, there is a built in electric oven with gas hob above and extractor over, space for a washing machine and fridge freezer, ample work surfaces with an inset stainless steel sink, The main bedroom is a generous double room with built in wardrobes and an en-suite shower room, the second bedroom is a good size double room, the bathroom is fitted with an enclosed bath with shower over, wash basin and w.c.

Outside

There is an allocated parking space

Situation

Hogarth Close is positioned within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants and bars. Uxbridge station is easily accessible with its Metropolitan and Piccadilly line services to the heart of the capital. Brunel University, Hillingdon Hospital and Stockley Park are also nearby. For the motorist the A40 / M40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: C

Lease term: approximately 106

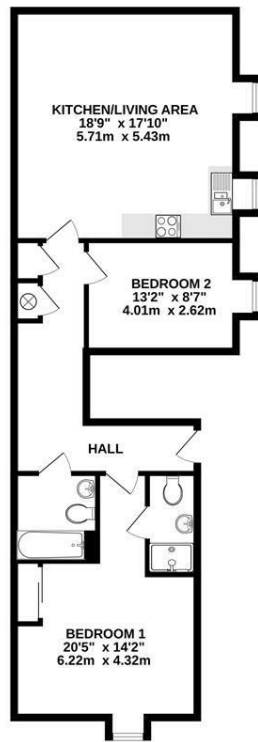
Service charge: currently £1,122.26 per annum

Ground rent: £275 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

GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

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