



## Brindley Place, Uxbridge, UB8 2FB

- Two double bedroom
- Two double bedrooms
- Allocated parking
- Concierge
- Open plan living space
- Penthouse apartment
- En-suite shower room
- Canal side gated Development
- Lift to all floors
- Large private balcony

**Asking Price £400,000**

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**Description**

Set on the top floor of this exclusive gated development with a large private balcony this spacious two bedroom apartment has the benefit of off allocated parking and a concierge service.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with built in storage, spacious open plan reception room, with superb views and access to the private balcony, the kitchen is fitted with a range of storage units with an integrated dishwasher, stone work surfaces have an inset electric hob with an extractor hood above and electric oven below, there are two well proportioned bedrooms with the main bedroom having the benefit of an en-suite shower room, there is also a separate bathroom accessed from the hallway.

**Outside**

Attractive communal gardens lead to the Grand Union Canal and surround the development, there is an allocated parking space and a daytime concierge service.

**Situation**

Residents at Union Park enjoy fast connectivity by all forms of public transport, with direct road and rail routes into central London, Reading and further afield. West Drayton station is operated by First Great Western railway, with services to Paddington, Reading and Oxford, while nearby Uxbridge has Metropolitan and Piccadilly line services linking to the Capital's entire tube and mainline network.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: 144 years

Service charge: £2630

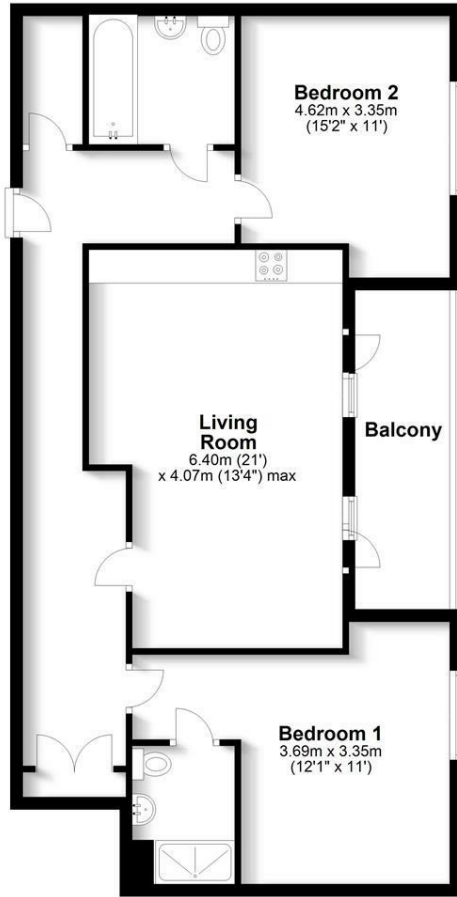
Ground rent: £350

**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

### Fourth Floor

Approx. 85.0 sq. metres (914.6 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 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.