

Cameron



Park Road, Uxbridge, UB8 1NP

- First floor maisonette
- Off street parking
- Private rear garden
- Close to the town centre and station
- Well proportioned accommodation
- Two double bedrooms
- Close to the town centre
- Modern fitted kitchen
- Modern wet room
- Long lease approximately 932 years

Asking Price £350,000

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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

Providing very well proportioned accommodation this superb two bedroom maisonette has the benefit of a private garden and off street parking set within close proximity of the town centre and station.

Accommodation

Providing accommodation that briefly comprises, entrance porch with stairs leading to the first floor, the landing gives access to all rooms and access to the loft space with a pull down ladder, the spacious living room has a large front aspect double glazed window, the kitchen is fitted with a range of modern storage units and drawers with space for a washing machine, dishwasher and cooker with extractor hood above, there are ample work surfaces with an inset stainless steel sink, partly tiled walls and rear aspect double glazed window, bedroom 1 is a spacious double room with built in wardrobes and a rear aspect double glazed window, bedroom 2 is a double room with a front aspect double glazed window, the shower room is fully tiled with side and rear aspect double glazed windows.

Outside

There is an attractive private garden to the rear of the property with a variety of shrubs and trees, to the front off street parking provides space for two cars, there is an outside storage cupboard.

Situation

Set in this well regarded location within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: 999 years from 24/06/1957

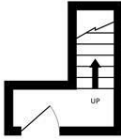
Service charge: £0 per annum

Ground rent: £0 per annum

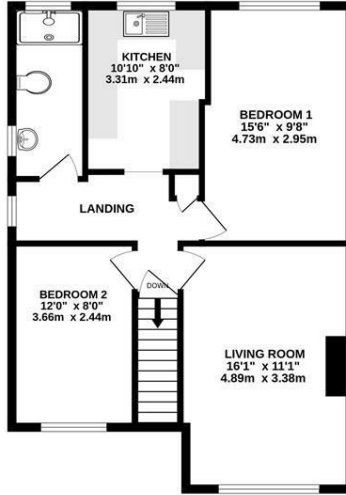
IMPORTANT NOTICE

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

GROUND FLOOR
(27 sq.ft. (2.5 sq.m.) approx.)



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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