

# Cameron



## Turnpike Lane, Uxbridge, UB10 0AH

- Ground floor apartment
- Direct access to communal gardens
- No upper chain
- Well presented
- One bedroom
- Allocated parking
- Moments from the town centre
- Sought after location

**Asking Price £255,000**

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**Description**

Set in a secluded position within this well regarded development close to the town centre, a ground floor property which has the benefit of having direct access to the communal gardens and allocated parking, sold with no upper chain.

**Outside**

There is a communal garden to the rear of the building, an allocated parking space and visitor parking spaces

**Situation**

Positioned just a short walk from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with built in storage, living/dining room with double glazed doors that overlook and open onto the communal garden, fitted kitchen with ample storage units and drawers, integrated fridge freezer and space for a washing machine, laminate work surfaces with an inset electric hob, electric oven below and extractor hood above, the tiled shower room is fitted with an enclosed shower cubicle, wash basin and WC and the spacious double bedroom has a built in wardrobe and front aspect double glazed window.

**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 31 March 1987

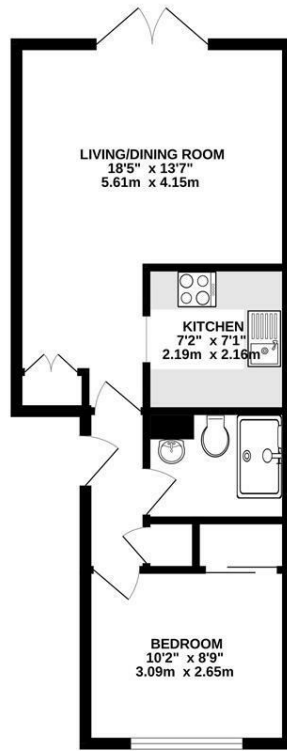
Service charge: currently £tbc

Ground rent: £50 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  
417 sq.ft. (38.7 sq.m.) approx.

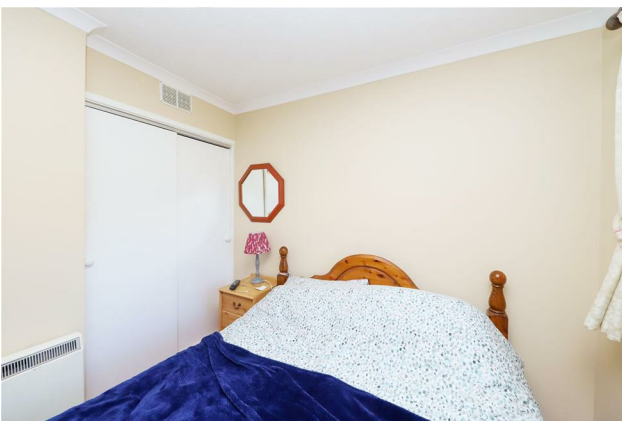


TOTAL FLOOR AREA : 417 sq.ft. (38.7 sq.m.) approx.

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