



Lindie Gardens, Uxbridge, UB8 1GR

- Top Floor apartment
- Allocated parking
- En-suite shower room
- Secure Entry System
- Two double Bedrooms
- Well Presented
- Close to the town centre
- No upper chain

Asking Price £305,000



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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

Set in this modern development this bright and spacious two bed, two bathroom apartment would make an ideal home or ready made investment property.

Accommodation

Providing accommodation that briefly comprises of entrance hall, open plan living space with the kitchen being fitted with a high quality range of storage units and drawers and integrated appliances the work surfaces have an inset sink unit and an inset gas hob with an electric oven below and extractor hood above, there are partly tiled walls and a tiled floor the main bedroom has the benefit of built in wardrobes and an en-suite shower room, bedroom two is a double bedroom and the bathroom is fitted with an enclosed bath, wash basin and w.c.

Outside

Attractive and well maintained communal garden, along with allocated parking.

Situation

The property is situated close to Uxbridge town centre with its multiple shopping facilities, restaurants and bars and Metropolitan and Piccadilly line station. Hillingdon Sports and Leisure centre is also nearby providing superb leisure facilities and 50 metre indoor and outdoor swimming pools. There are a good range of additional sporting facilities nearby, such as Uxbridge Cricket Club and Hillingdon Golf Club as well as Hillingdon Court Park and Uxbridge Common.

For the motorist the A40 is just a short drive away giving access to London and the M25 and London Heathrow airport.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC rating: C

Lease: Approximately 111 Years

Service charge: Approximately £1198.30 per annum

Ground rent: Approximately £500 per annum

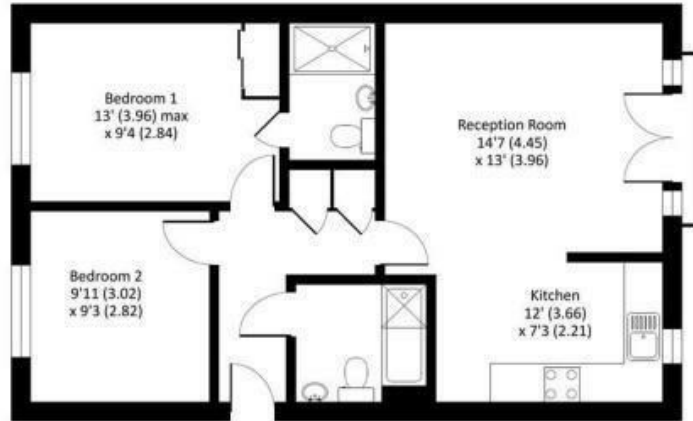
IMPORTANT NOTICE

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

Itea Court, Lindie Gardens, Uxbridge, UB8

Approximate Area = 654 sq ft / 60.7 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - Scheme 001. Produced by Lakin & Co. REF: 925603

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