



## Park Road, Uxbridge, UB8 1NU

- First floor Maisonette
- Residents parking
- No upper chain
- Well proportioned accommodation
- Two double bedrooms
- Garage
- Attractive communal gardens
- Moments to the town centre

**Asking Price £299,950**

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**Description**

Requiring some modernisation this first floor maisonette is sold with the benefit of having no upper chain

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall, bright and spacious reception room with a front aspect double glazed window, fitted kitchen with a range of storage units and drawers, space for appliances, work surface with an inset sink and inset gas hob with electric oven below and extractor over, there is a rear aspect double glazed window and wall mounted combination boiler, there are two well proportioned double bedrooms and bathroom with enclosed bath, wash basin and WC.,

**Outside**

Attractive and well maintained communal gardens surround the property and there is ample residents parking.

**Situation**

Heath Court is a perfectly located just a short walk to the heart of the Town Centre with the Uxbridge Tube Station serving both the Metropolitan and Piccadilly Lines. Uxbridge High Street offers the Chimes and the Pavillion shopping centres, along with an array of cafes, bars and restaurants. In addition there is easy access to the M40/M25 and M4 motorways and London's Heathrow International Airport. There are also great fitness facilities nearby at Hillingdon Sports and Leisure Centre, Uxbridge Lawn Tennis Club and Uxbridge Cricket Club.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

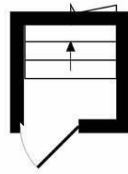
Lease term: Approximately 107 years unexpired

Service charge: approximately £1400 per annum

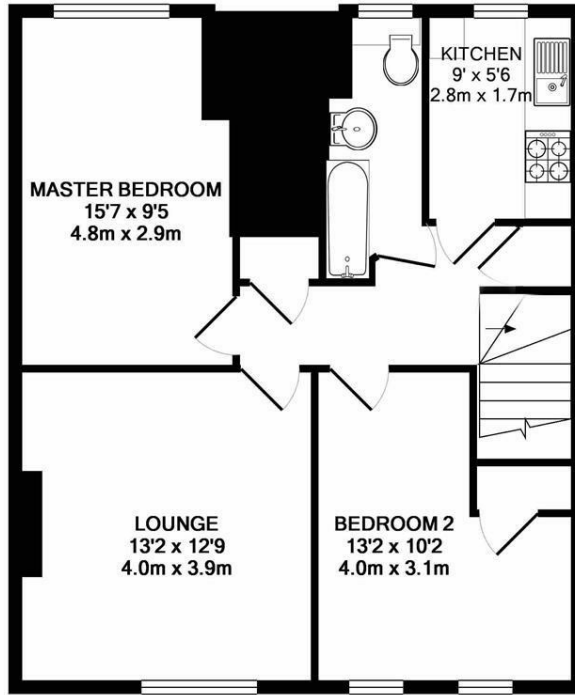
Ground rent: approximately £150.00 per annum

**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



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 21 SQ.FT.  
(1.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 643 SQ.FT.  
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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