



Bullrush Grove, Uxbridge, UB8 2JW

- Studio apartment
- Allocated parking
- 117 year lease
- Attractive communal gardens
- First floor
- Very well presented
- Cul-de-sac location
- Ideal first home

Offers In Excess Of £175,000

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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

This first floor studio apartment offers very well presented, light filled interiors and is positioned at the bottom of this well regarded cul-de-sac, located within easy reach of Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan and Piccadilly line services, West Drayton is also easily accessible with its Elizabeth Line service providing swift access right across capital to Canary Wharf.

Accommodation

The accommodation on offer briefly comprises, entrance hall with a built in storage cupboard, the light filled studio room overlooks recreational ground and has ample living and sleeping space with the current layout cleverly maximising the space, there is a modern fitted kitchen with white gloss units and drawers, space for appliances, built in electric oven and hob, work surfaces with an inset stainless steel sink, partly tiled walls, tiled floor and front aspect double glazed window, the bathroom has an enclosed bath with shower over, there is a vanity wash basin, WC. partly tiled walls and a front aspect double glazed window.

Outside

There is an allocated parking space and additional space for visitor parking. Attractive communal gardens surround the building.

Situation

Positioned within close proximity of Uxbridge town centre with its selection of shops, restaurants, bars and Piccadilly/Metropolitan line train station a number of local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of transport links close by creating easy access to Heathrow Airport, the M4 and M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: B

EPC rating: B

Lease term: 117 Years

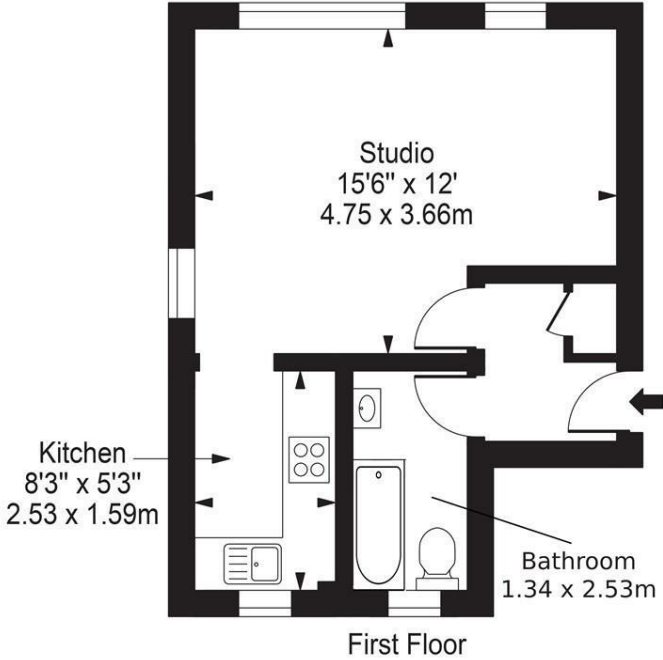
Service charge: £1,992.00 per annum

Ground rent: £200 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

Approx. Gross Internal Area 300 Sq Ft - 27.83 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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