



Mill Bridge Place, Uxbridge, UB8 2XX

- Two double bedrooms
- Allocated parking
- Close to Uxbridge town centre
- Well presented
- Second floor apartment
- No upper chain
- Long lease
- Double glazing

Asking Price £300,000

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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 well presented property is offered for sale with no upper chain the property and benefits from having an allocated parking space and a 975 year lease

Accommodation

Providing accommodation that briefly comprises, entrance hall with two built in storage cupboards, rear aspect reception room, modern fitted kitchen with a range of storage units and drawers, ample work surfaces with an inset electric hob with extractor above and electric oven below, space for washing machine and fridge freezer, there are two double bedrooms and a bathroom with an enclosed bath with shower over, wash basin and WC.

Outside

To the front of the building there is an allocated parking space and visitor parking, to the rear a lawned communal area.

Situation

Mill Bridge Place is positioned off of Waterloo Road being within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants and bars. Uxbridge station is easily accessible with its Metropolitan and Piccadilly line services to the heart of the capital. Brunel University, Hillingdon Hospital and Stockley Park are also nearby. For the motorist the A40 / M40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: C

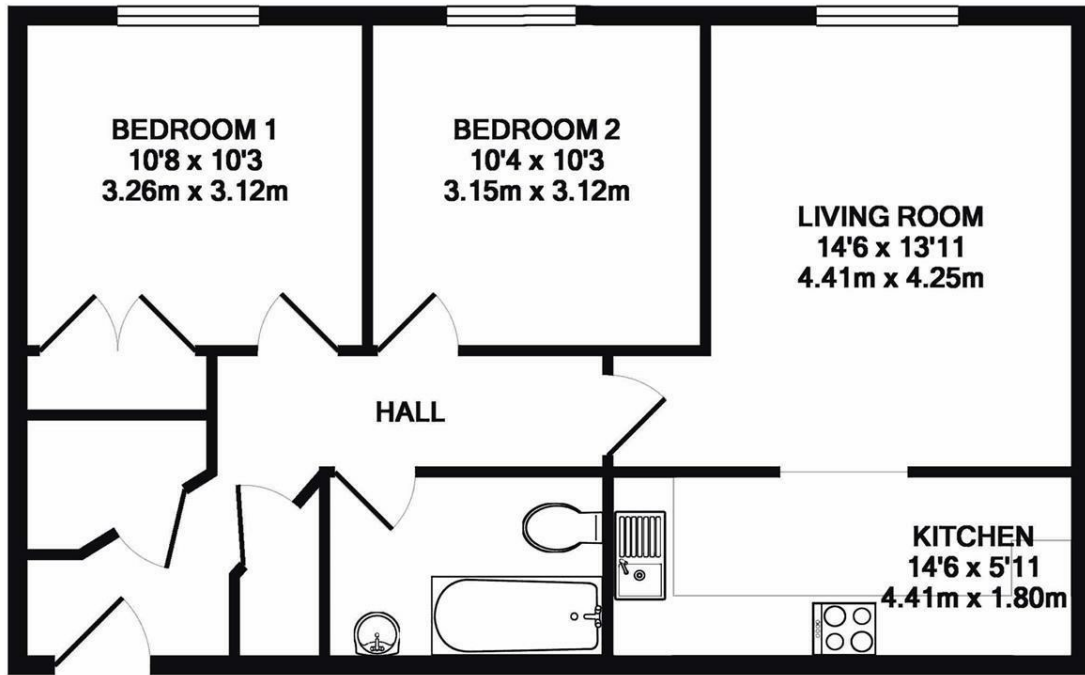
Lease term: approximately 974 years remaining

Service charge: currently £1,950.00 per annum

Ground rent: £186.00 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



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (60.0 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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