



## Brindley Place, Uxbridge, UB8 2FA

- Two double Bedrooms
- Gated Development
- Allocated parking
- Easy reach of the motorway network
- Canal facing apartment
- 1 mile from West Drayton Station
- Concierge
- Close to Brunel University
- Private terrace
- Close to Uxbridge town centre

**Asking Price £360,000**

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Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

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**

Positioned on the ground floor with its own private terrace this modern Canal facing apartment offers well proportioned living space and has the benefit of allocated parking and an on site concierge.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with built in storage cupboard, open plan living space with patio doors opening onto a private balcony, the kitchen is fitted with integrated appliances, and a range of storage units and stone work work surfaces with an inset sink and electric hob with extractor above, the main bedroom has the benefit of built in wardrobes, the second bedroom also has built in wardrobes, the main bathroom has an enclosed bath with shower over, vanity wash basin and w.c.

**Outside**

There are attractive communal gardens that lead to the Grand Union Canal and allocated parking.

**Situation**

Residents at Union Park enjoy fast connectivity by all forms of public transport, with direct road and rail routes into central London, Reading and further afield. West Drayton station is operated by First Great Western railway, with services to Paddington, Reading and Oxford, while nearby Uxbridge has Metropolitan and Piccadilly line services linking to the Capital's entire tube and mainline network.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

Lease term: 120 years

Service charge: £2500 per annum

Ground rent: £350 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



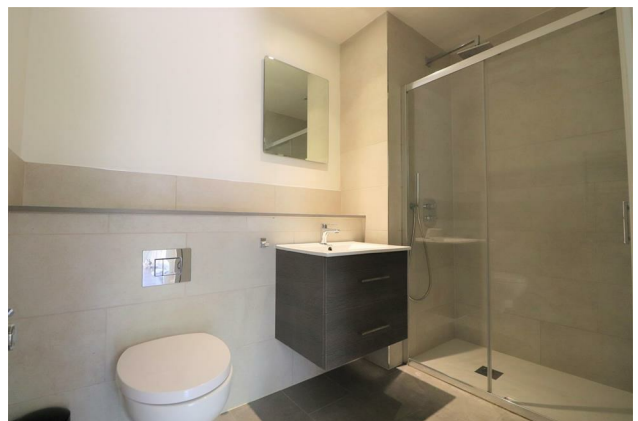
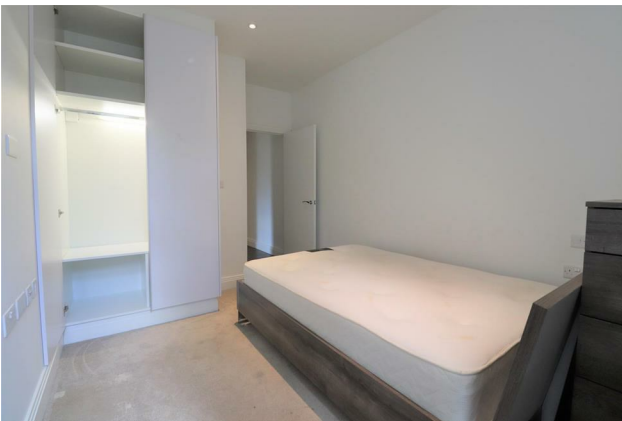
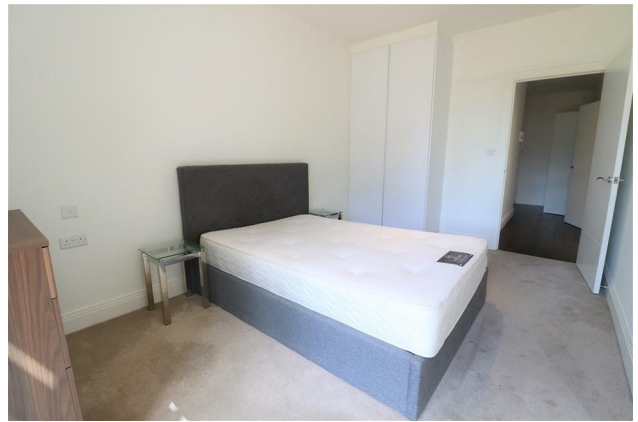
**2 bedroom**  
**G14**

61.3 sq.m. 660 sq.ft.

Living area	6.4 x 4.5m	21'0" x 14'8"
Bedroom 1	4.6 x 2.9m	15'0" x 9'6"
Bedroom 2	2.8 x 3.6m	9'2" x 11'9"



# Cameron



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