



Park Road, Uxbridge, UB8 1NU

- First floor apartment
- Residents parking
- Secluded position
- Well proportioned accommodation
- Spacious double bedroom
- Private balcony
- Attractive communal gardens
- Moments to the town centre
- Well presented
- Ideal first home

Asking Price £265,000

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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 spacious, light filled one bedroom apartment is positioned on the first floor of this well regarded building all within close proximity of the town centre and station.

Accommodation

Providing accommodation that briefly comprises of, entrance hall, bright and spacious reception room with a front aspect double glazed window and a double glazed door that opens onto the private balcony, the modern fitted kitchen with a good range of storage units and drawers, work surfaces with inset sink and tiled splash back, integrated stainless steel electric oven, inset gas hob above and extractor hood over, there is space for a washing machine and fridge freezer, a side aspect double glazed window and double glazed door opening onto the rear balcony that leads down to the communal garden. the bedroom is a generous size and with a rear aspect double glazed window overlooking the attractive communal garden.

Outside

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

Situation

Heath Court is located within moments of Uxbridge town centre with a vibrant array of shops, restaurants and bars. Uxbridge station provides Piccadilly and Metropolitan line services to Central London. For the motorist the A40 is just 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: D

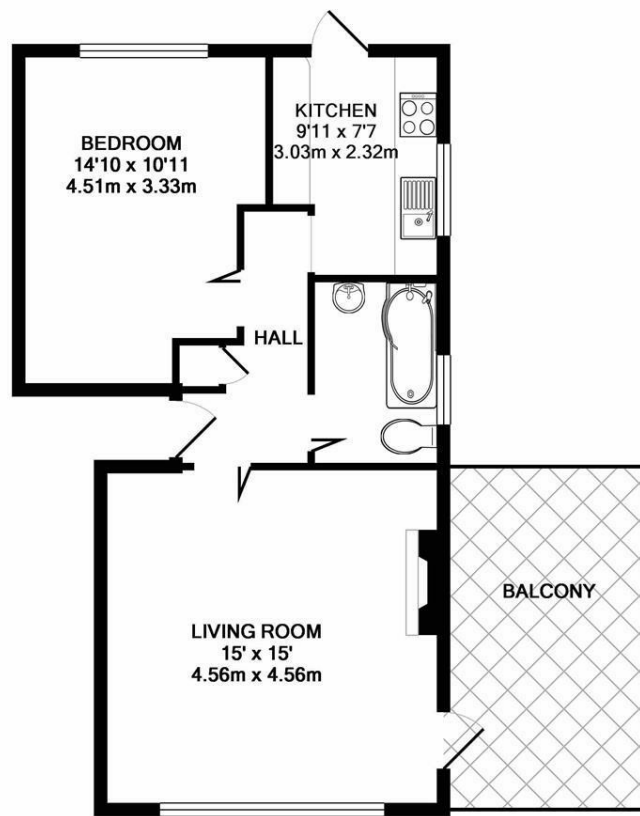
Lease term: 123 years.

Service charge: £1550.00 per annum

Ground rent: £0 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 537 SQ.FT. (49.9 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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