



Rabbs Mill House, Chiltern View Road, Uxbridge, UB8

- Two double bedrooms
- Lift to all floors
- Communal gardens
- No upper chain
- Modern kitchen
- Top floor apartment
- Close to the town centre
- Residents parking
- Far reaching views
- Spacious accommodation

Asking Price £250,000

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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

A spacious two bedroom apartment with light filled accommodation with two generous double bedrooms and well proportioned living space.

Accommodation

Providing accommodation that briefly comprises, entrance hall with a built in airing cupboard, there is a light, spacious living room with far reaching views, the kitchen breakfast room has ample storage units and drawers, space for appliances, built in storage cupboard and space for table and chairs. Both bedrooms are similar size double rooms both with far reaching views, the bathroom has an enclosed bath and vanity wash basin, there is a separate w.c.

Outside

There are attractive communal gardens and to the front of the property there is residents parking. Each flat has the benefit of a lockable storage shed on the ground floor.

Situation

Positioned in a well regarded area of Uxbridge, just moments from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 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 88 years

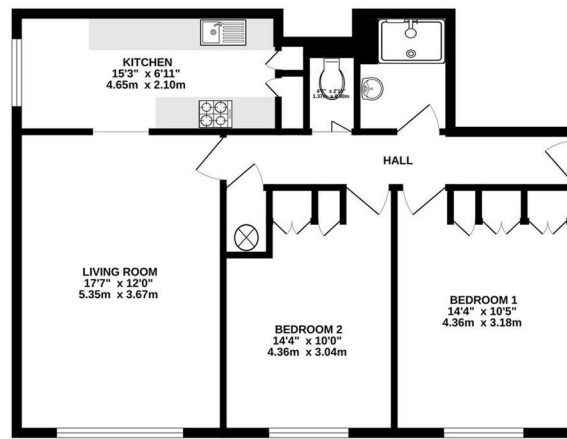
Service charge: £1600 per annum

Ground rent: £10 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

TWELTH FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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