



Rockingham Road, Uxbridge, UB8 2FE

- Spacious modern apartment
- Viewing Highly Recommended
- Secure Parking
- Two double bedrooms
- Walking Distance To Uxbridge
- EPC Rating - D
- Canal-side Development
- No upper chain

Offers In Excess Of £365,000

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

E: uxbridge@cameron.co
T: 01895252000

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

This stylish apartment offers well proportioned accommodation and benefits from allocated parking.

Accommodation

Providing accommodation that briefly comprises of, entrance hall with a built in storage cupboard, there is a superb open plan living space, the kitchen is fitted with a range of storage units and drawers with stone work surfaces with an inset induction hob, integrated electric oven, dishwasher and fridge freezer, the two bedrooms are a generous size and the bathroom has an enclosed bath with shower over, wash basin, WC, tiled walls and heated towel rail.

Outside

There is an allocated parking space.

Situation

Dolphin Bridge House occupies a striking position and has stunning views of the Grand Union Canal, yet is situated just a few minutes' walk from Uxbridge High Street and it's vibrant array of shops, restaurants, culture and entertainment. When you want to venture further afield, you have the Piccadilly & Metropolitan lines on your doorstep, getting you to Baker Street in as little as 36 minutes. If you really want to spread your wings further, Heathrow, by road, is less than 6 miles away.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: approximately 994 years remaining

Service charge: currently £2267.84 per annum

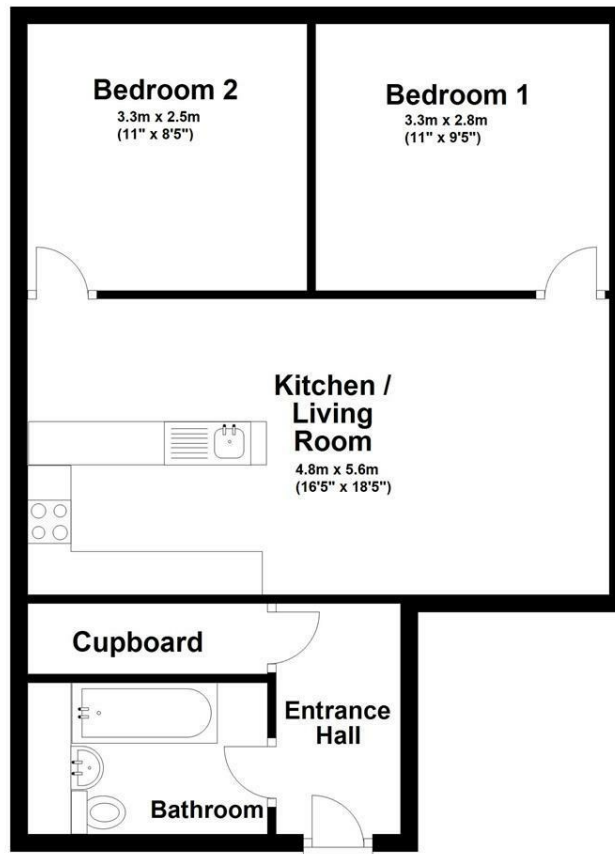
Ground rent: £332 per annum

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

Second Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 56.3 sq. metres (606.3 sq. feet)

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