



Harefield Road, Uxbridge, UB8 1PH

- Moments from the town centre
- No upper chain
- Garage
- Share of Freehold
- Two bedroom apartment
- Private balcony
- Spacious accommodation
- First floor

Asking Price £325,000

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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

Offered for sale with no onward chain, this property provides well-proportioned accommodation in an exceptionally convenient setting

Accommodation

Providing well-arranged accommodation, the apartment features a spacious reception room filled with natural light from a large front-aspect double-glazed window. The kitchen/breakfast room is fitted with a good range of storage units and drawers, work surfaces with an inset stainless-steel sink, and a gas hob with oven below and extractor above. There is space for a washing machine and fridge-freezer, along with a side-aspect double-glazed window, partly tiled walls, and a useful built-in storage cupboard.

The primary bedroom is a generous double room with built-in wardrobes and a front-aspect double-glazed window. The second bedroom also enjoys a front aspect and provides direct access to the private balcony—an ideal spot for relaxing outdoors.

The bathroom includes a white suite comprising an enclosed bath, wash basin, W.C., and tiled walls.

Outside

There are well maintained and attractive communal gardens and a private garage

Situation

Located within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away.

Terms and notification of sale

Tenure: Leasehold (Share of Freehold)

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: C

Lease term: 946 years

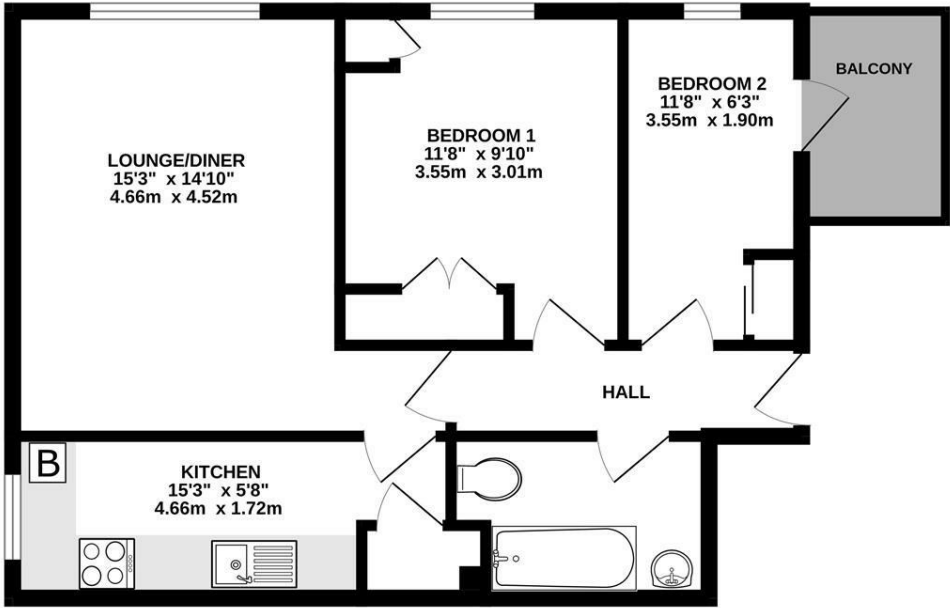
Service charge: £1980 per annum

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

1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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