



LAWRENCE RAND

Rutherford Close, Uxbridge

Offers in Region of **£315,000**

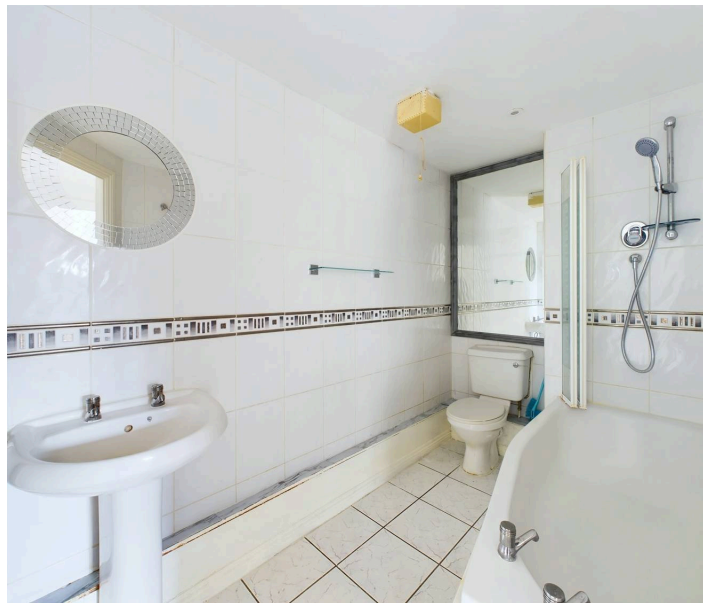
Key Features:

- Two double bedroom flat
- Allocated parking
- Communal garden
- Newly decorated & new carpets
- Long Lease
- No upper chain
- Ideal investment or first time purchase

We are pleased to offer this two double bedroom first floor flat. Newly decorated in soft neutral tones and newly fitted carpets throughout. This lovely property is an ideal investment opportunity, downsize or first-time purchase in a quiet residential location. Comes with allocated parking, use of well-kept communal gardens and a long lease.

Once inside the property a welcoming hallway has doors to all rooms. The kitchen has a range of white wall and base cupboards, ample work surfaces and space for appliances. The inviting lounge flows effortlessly from the kitchen and boasts two large front aspect windows allowing plenty of natural light to flood the room. Completing the property is a fresh bathroom comprising of a white three-piece suite.

The property is conveniently located close to Hillingdon hospital with excellent transport links into Uxbridge town centre. The A40/M40 M25 road network is just a couple of minutes-drive from the property, providing quick access to London & the Home Counties.



Verified Material Information:

Council tax band: C

London Borough of Hillingdon

Council tax annual charge: £1656.80pa

Tenure: Leasehold

Lease length: 124 years

Ground rent: £160pa

Service charge: £1457pa

Energy Performance rating: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Electric

Broadband & mobile coverage:

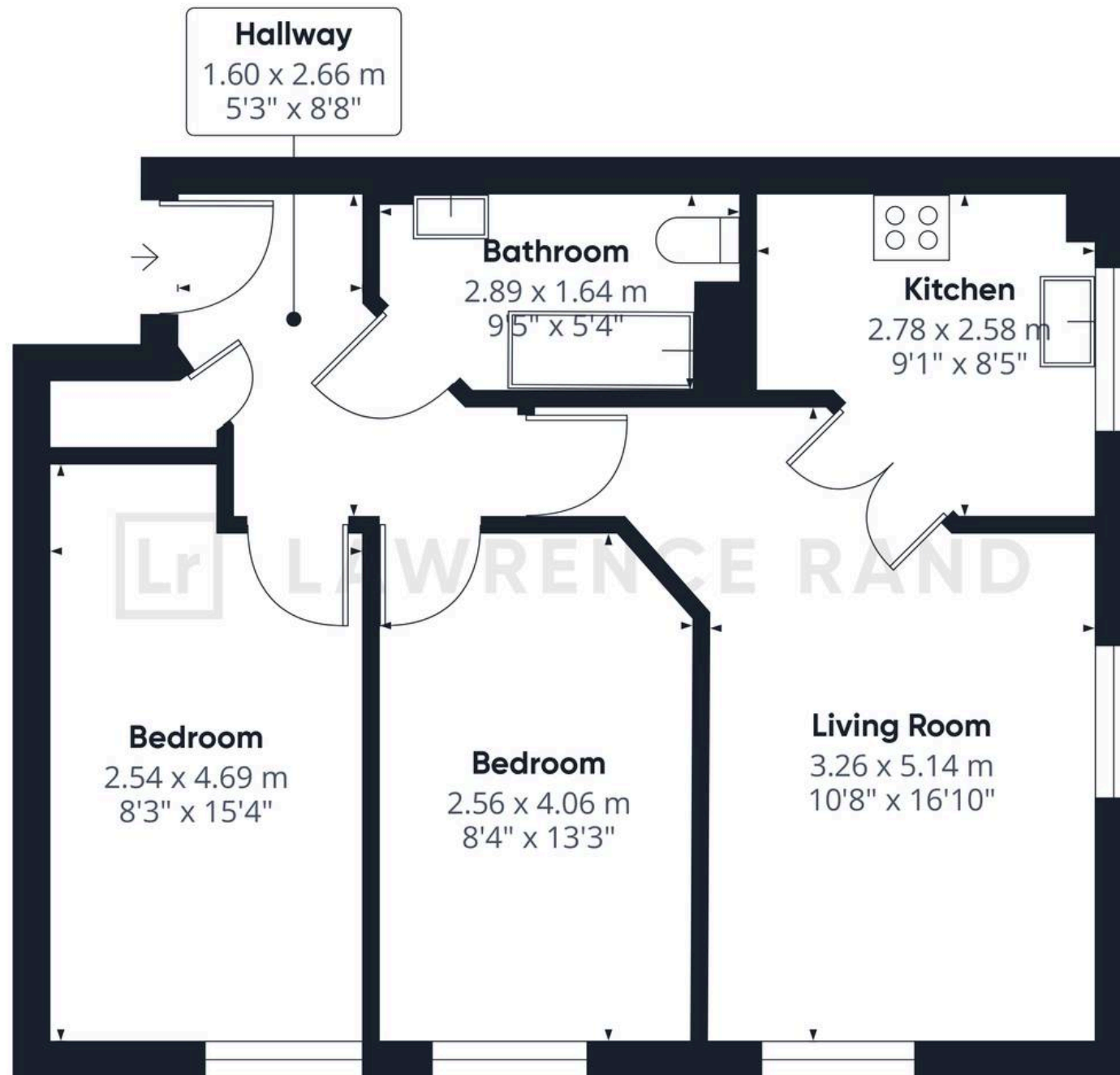
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.







Lawrence Rand

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