



**Addiscombe Court, Hillingdon
UB10 0NB**

Asking Price £195,000

EPC Current Band: C

Investment property for cash buyers only.

A sizeable first floor two-bed purpose build maisonette with private rear garden.

The accommodation comprises; living room, kitchen, two bedrooms, bathroom suite and rear garden.

Benefits include gas central heating and double-glazed windows.

The property has a short lease of 99 years from 1962 therefore has an unexpired term of 38 years.

Ground rent £12.00pa.

No Service Charges

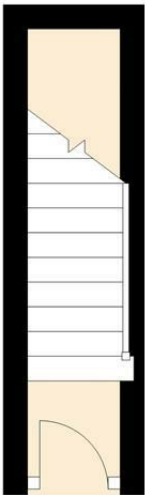
- First Floor Maisonette
- Private Entrance Door
- Living Room
- 2 Bedrooms
- Kitchen
- Bathroom Suite
- GCH & Double Glazing
- Private Garden



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	77
EU Directive 2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.