

Western Parade, Long Lane

• Middlesex • UB10 9PQ
Offers In Excess Of: £270,000



coopers
est 1986

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****CASH BUYERS ONLY**** A 1014 sq ft three bedroom first floor apartment situated on Long Lane. Conveniently located offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools. The A40/M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre. The property comprises 17ft reception room, 17ft kitchen/breakfast room, 17ft main bedroom, 16ft second bedroom, 12ft third bedroom and family bathroom.

Three bedroom apartment

Cash buyers only

Great transport links

Ideal for first time buyers

17ft reception room

17ft kitchen/breakfast room

17ft main bedroom

Family bathroom

Great investment opportunity

Own front entrance from high street

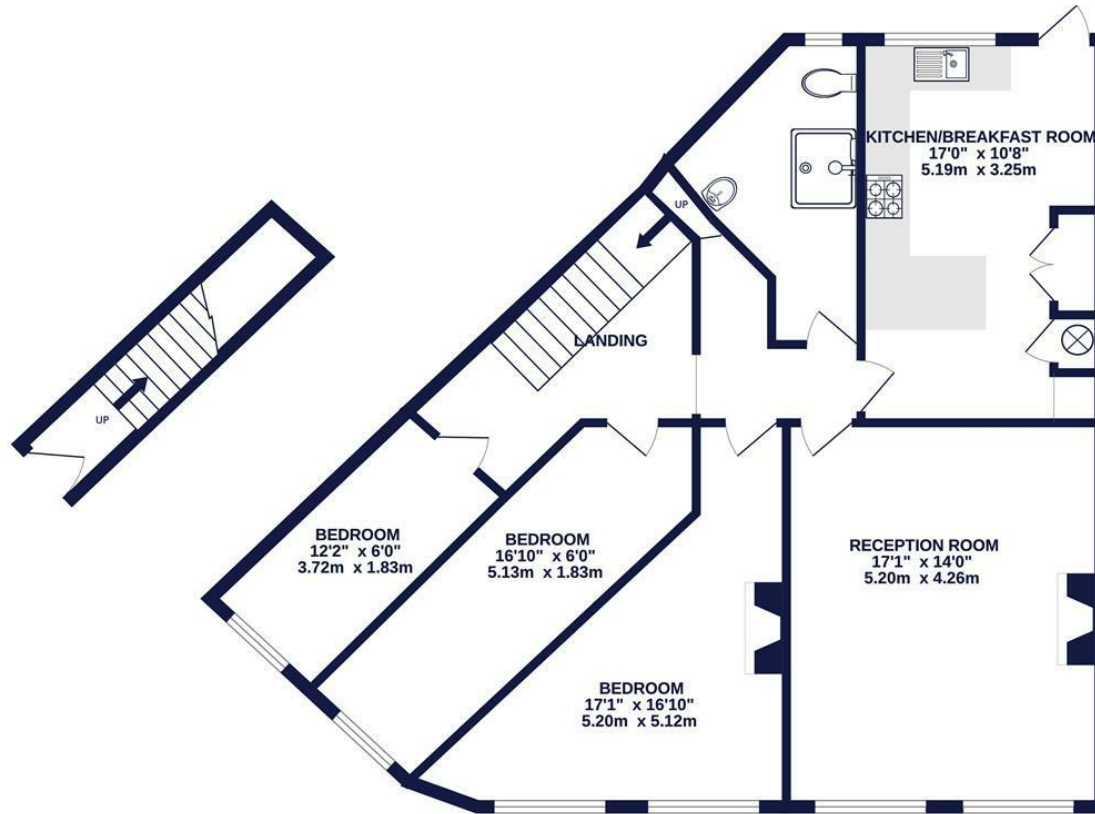
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





ENTRANCE FLOOR
50 sq.ft. (4.7 sq.m.) approx.

1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		03 December 2022/01/2023	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.