



- ONE Bedroom Apartment
- Modern Development
- Gas Central Heating
- Communal Rear Garden
- Allocated Parking Space
- First Floor
- No Onward Chain
- Fitted Wardrobes
- Video Entry Phone System
- EPC Rating C

A very well presented ONE bedroom first floor apartment situated in a highly sought after modern development in Hillingdon. Ideal for first time buyers or investors. Being sold with no onward chain.

Briefly comprising; entrance hall with video entry phone system, large lounge, spacious modern fitted kitchen and gas hob, double bedroom with fitted wardrobes and a modern tiled bathroom with an overhead shower.

Also benefiting from; neutral décor throughout, gas central heating, double glazing, loft storage, access to well maintained communal rear gardens and an allocated off street parking space.

Within close proximity of excellent road and rail links providing access to Uxbridge Town Centre, Heathrow Airport, Stockley Business Park, Brunel University and Hillingdon Hospital.

An employee of Lakin & Co has an interest in the sale of this property.

Viewings strictly by appointment

Price: Guide Price £255,000

Tenure: Leasehold

Lease: Lease Term 125 years from 24 June 2007

Years Remaining: 106 Approx

Service Charge & Insurance: £1,680 Per Annum Approx

Service Charge Review: Annually

Ground Rent: £395

Ground Rent Review: Next Review 2032

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: Up to Superfast 80 Mbps d/l 20 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE | Likely Likely

Three | Limited Limited

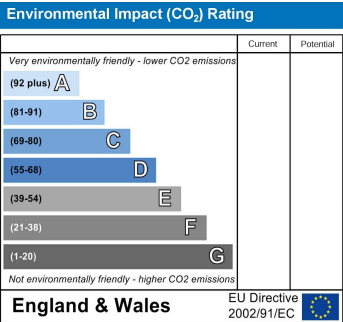
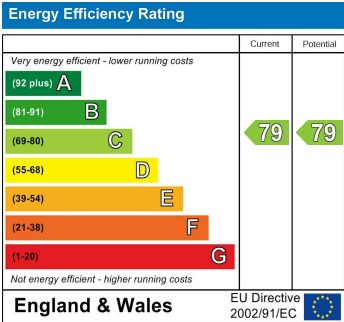
O2 | Likely Likely

Vodafone | Likely Likely

*Please note all dimensions and descriptions are to be used

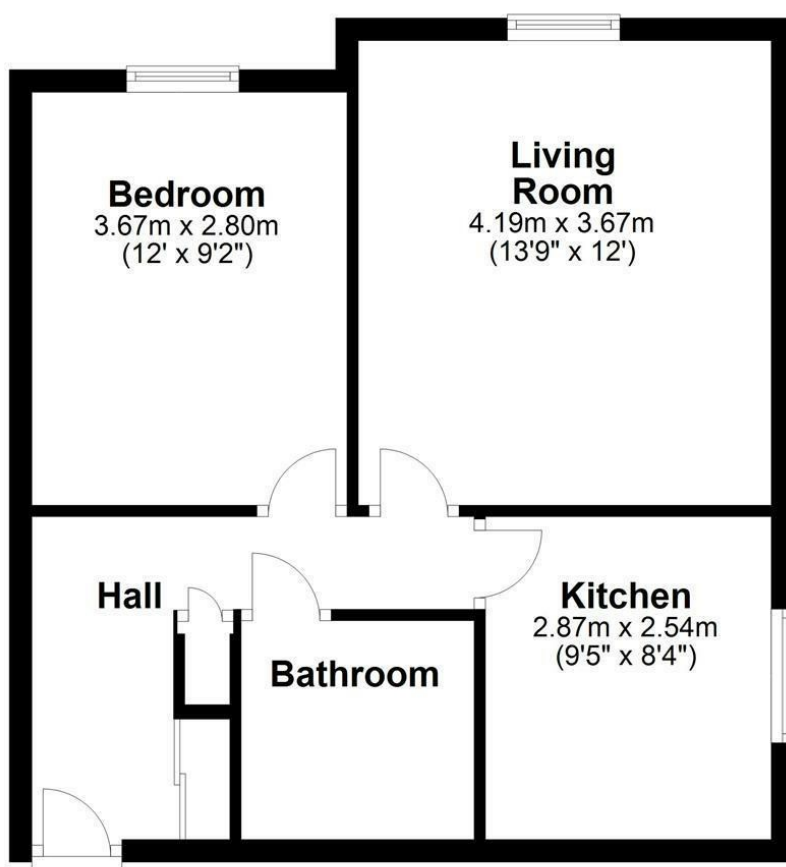
as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures from ofcom.





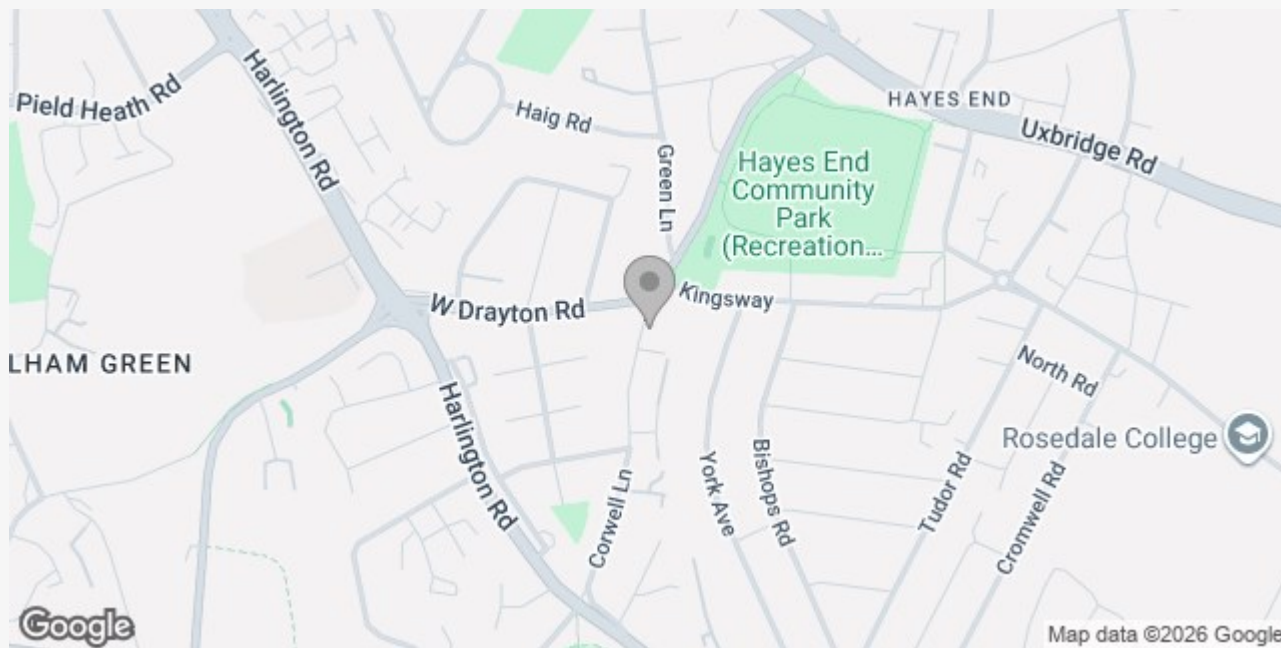
Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Corwell Lane, Uxbridge

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.