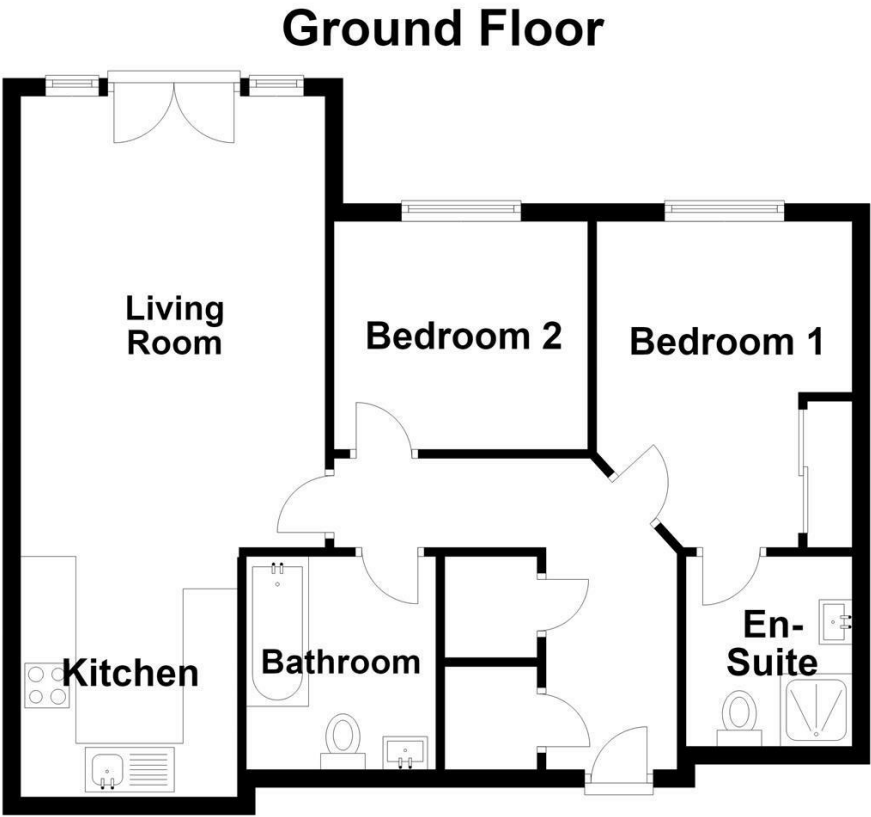




HOW TO GET THERE

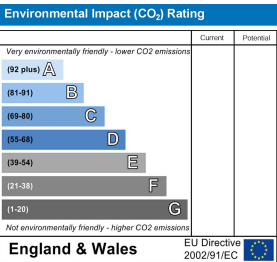
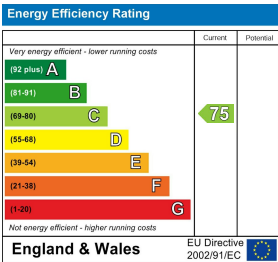
From M25 Junction 16 (M40 Interchange), join the M40 eastbound towards London and leave at Junction 1 following signs for Uxbridge (A4020). At the Denham Roundabout, take the A40 Oxford Road towards Uxbridge, then continue onto Oxford Road/A4020. Follow the A4020 into Uxbridge, then continue along Uxbridge Road towards Hillingdon

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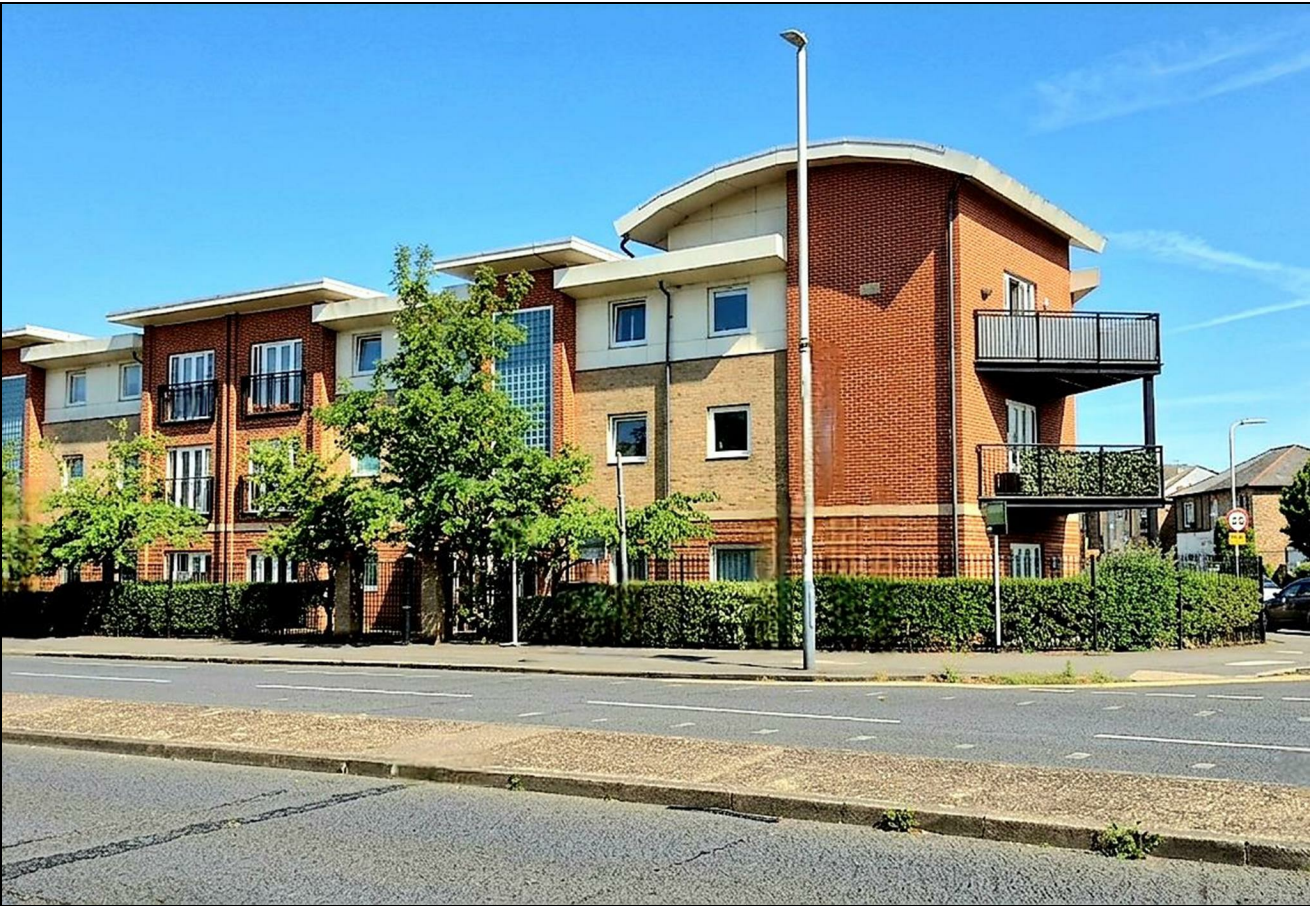


For illustration purposes only - not to scale

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Flat 45, Connaught Heights Uxbridge Road, Uxbridge, London, UB10 0NT



For Auction, Guide Price £180,000 to £200,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £180,000 TO £200,000 ** VIEWINGS BY APPOINTMENT (NEXT SLOT WEDNESDAY 29TH 1.00 PM TO 1.30 PM **

** IDEAL INVESTMENT BUY ** UP TO 12 % POTENTIAL GROSS RENTAL YIELD (WITHIN THE GUIDE) ** TWO BED TWO BATH EXECUTIVE APARTMENT WITH LONG LEASE & PARKING ** This modern 2nd floor executive apartment presents an outstanding London investment opportunity, offering the potential for up to a 10% gross rental yield (based on the guide price), with an estimated rental income of approximately £1,800 per calendar month. Extending to over 710 sq ft of well-designed accommodation, the property features a contemporary open-plan lounge and kitchen, a Juliet balcony, two generous double bedrooms, an en-suite shower room to the principal bedroom, and a separate full-sized family bathroom. Further benefits include 101 years remaining on the lease, double glazing throughout, an allocated undercroft parking space, attractive communal gardens, and an excellent EPC rating of 75 (C). Ideally situated, the property offers excellent transport links, with easy access to Central London via the A40, as well as the M4 and M25, making it an attractive proposition for commuters and tenants alike.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

Flat 45, Connaught Heights Uxbridge Road, Uxbridge, London, UB10 0NT

ACCOMODATION

COMMUNAL ENTRANCE

Intercom entry and security door, stairs to all floors and leading to basement car park/bin store. The property is located on the second floor.

ENTRANCE HALL

Front door, cupboard housing hot water system, cloaks cupboard, laminate flooring, door to



OPEN PLAN LIVING AREA/KITCHEN



LOUNGE AREA

16'7 x 11'3

Double glazed French doors to Juliet balcony, two electric heaters, laminate flooring, open plan to



KITCHEN AREA

8'10 x 8'0

Modern high gloss finish fitted kitchen with a range of wall and base units, stainless steel sink unit, glass splashbacks, tiled floor, integrated oven, hob, filter hood, washing machine and fridge/freezer.



BEDROOM ONE

12'0 x 9'5

Double glazed window, laminate flooring, mirror fronted fitted wardrobes, door to



EN-SUITE

Features shower cubicle, sink, WC, tiled floor, part tiled walls, extractor fan, heated towel rail.

BEDROOM TWO

9'4 x 8'5

Double glazed window, laminate flooring, electric heater.



BATHROOM

Features bath with shower screen over, sink, WC, heated towel rail, part tiled walls, tiled floor.



OUTSIDE



COMMUNAL GARDENS

Lawned gardens to the rear



PARKING

With gated access. Features one allocated and numbered parking space in the undercroft resident car park

LEASE DETAILS

With an unexpired lease term of 101 years. Ground Rent & Service charges. We are advised the ground rent is £230 PA and the current service charge is £4680 PA. Please refer to the legal pack for verification.

SERVICES

No appliances or services have been tested

COUNCIL TAX

BAND D, Hillingdon.

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay premium charge of £3000 (£2500 plus vat)

For further information on viewing call 01908 030127