Cameron

Bosanquet Close, Uxbridge, UB8 3PF

- First floor maisonette
- Spacious double bedroom
- Private garden to the rear
- Peaceful Cul-de-sac setting
- Well proportioned accommodation
- No onward chain
- Garage and parking
- Some modernisation required

Asking Price £259,950

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description
This well proportioned one bedroom first-floor maisonette offers excellent potential for modernisation, quietly positioned within a cul-de-sac close to Uxbridge town centre. The property benefits from its own private garden, garage and parking, offered to the market with no onward chain.

Accommodation
A private entrance at ground floor level opens to stairs rising to the first-floor landing. The living/dining room is particularly well proportioned, providing ample space with a large double glazed window providing plenty of natural light.
The separate kitchen is fitted with a range of units and drawers, along with ample work surfaces. There is space for appliances, a rear aspect double glazed window and modern wall mounted boiler.
The bedroom is a comfortable double with built in wardrobes and a rear aspect double glazed window. The bathroom comprises a three-piece suite with a bath and shower over.

Outside
The property benefits from a private garden and a garage. There is also space for residents to park within the development.

Situation
The property enjoys a secluded position while remaining conveniently close to Uxbridge town centre, with its excellent selection of shops, restaurants and bars, together with Uxbridge Underground Station providing Metropolitan and Piccadilly line services. Brunel University, Hillingdon Hospital and Stockley Park are also within easy reach.
For motorists, the A40/M40 is just a short drive away, providing convenient access into London and to the M25 and wider motorway network.

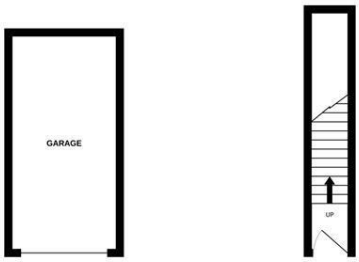
Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council Tax Band: C
EPC rating: C

Lease: 145 years remaining
Service Charge: £346.04 per annum
Ground Rent: Peppercorn

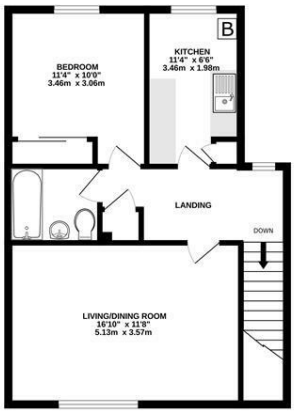
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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