







4 Culham Court Redford Way, Uxbridge, UB8 1SY

Tenure: Leasehold

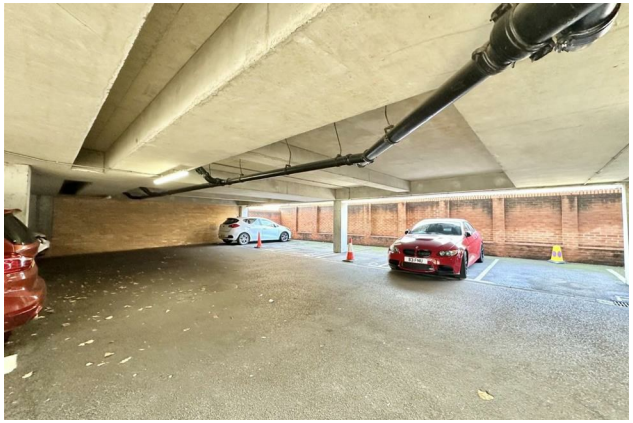
- First Floor Flat
- NO CHAIN
- Fantastic Location in Uxbridge Town Centre
- In Need of Light Modernisation
- EPC Rating D
- One Bedroom
- Gated Allocated Parking
- Walking Distance to Train & Bus Station
- Lease Over 100 Years
- Council Tax Band C

Asking Price £220,000

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Culham Court, Redford Way, Uxbridge

DESCRIPTION

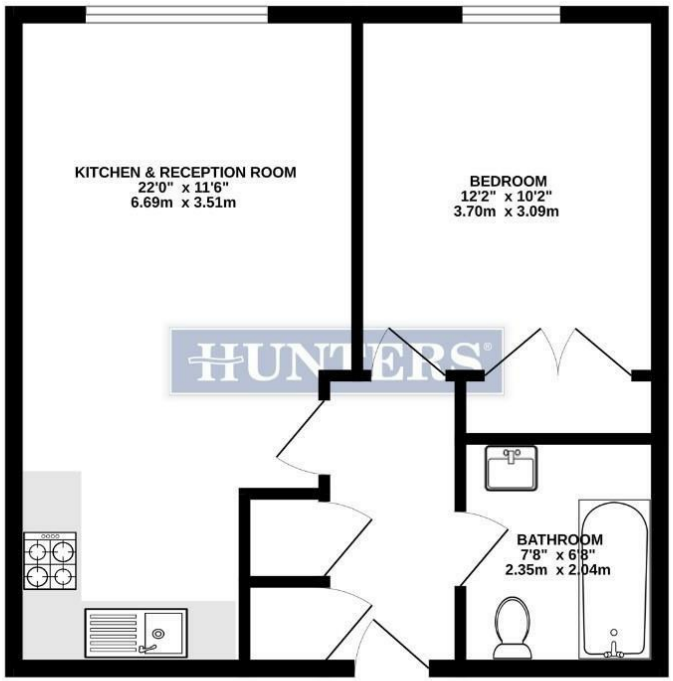


Situated in a brilliant location only moments away from Uxbridge High Street is this first floor, one bedroom flat offered for sale in Culham Court, Redford Way. The property is being sold with NO CHAIN and is perfect for a first time buyer or buy to let investor!

The property comprises entrance hall, two storage cupboards, bathroom suite, master bedroom with built in wardrobes and open plan kitchen and living area. The property comes with a allocated parking space which is gated within the development.

Situated on Redford Way in Uxbridge (UB8), Culham Court enjoys a quiet, tucked-away residential position just moments from the bustling town centre. Residents benefit from having Uxbridge High Street's wide selection of shops, cafes, bars, and restaurants right on their doorstep, alongside green spaces like Fassnidge Park nearby. For commuters, the property is within easy walking distance of Uxbridge Underground and bus stations, offering direct Metropolitan and Piccadilly line links into Central London, as well as straightforward access to Heathrow Airport, the A40, and the M25.

FIRST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com https://www.hunters.com

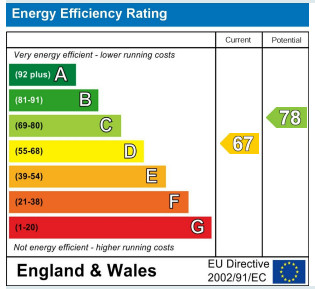
The Property Ombudsman

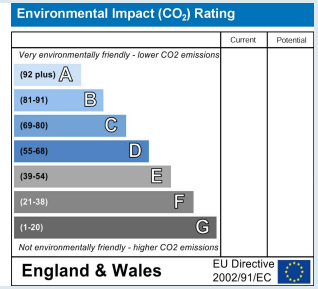
APPROVED CODE
TRADINGSTANDARDS.UK

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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