



Hercies Road, Uxbridge, UB10 9NA

- Spacious penthouse apartment
- Two bathrooms
- Two private balconies
- Close to Uxbridge town centre
- Modern development
- Two double bedrooms
- Allocated parking
- Moments from Hillingdon station
- Well regarded schools nearby
- Ample storage

Asking Price £450,000

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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

Forming part of this exclusive development positioned in a well regarded, sought after location this property offers light filled accommodation with ample storage space.

Accommodation

The accommodation on offer briefly comprises, large open plan living room providing ample living and dining space, this room opens onto one of the private balconies, the kitchen is fitted with a range of storage units and drawers, integrated appliances and stone worksurfaces, the principle bedroom has built in wardrobes and has the benefit of an en-suite shower room with underfloor heating, there is also access to the second private balcony, bedroom two is also a double bedroom with built in wardrobes, the spacious family bathroom is fully tiled with underfloor heating, an enclosed bath with shower over, vanity wash basin and WC.

Outside

The property has two private balconies and has the benefit of an allocated parking space

Situation

Ideally located within close proximity of Uxbridge town centre and just a short walk away from Hillingdon Station with its Piccadilly & Metropolitan line services to London, for the motorist the A40/M40 is moments away.

Well regarded schools are within close proximity, Ickenham Village is within easy reach and Brunel University is also nearby.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC rating: D

Lease: 117 years remaining

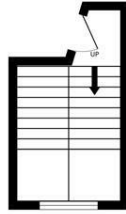
Service Charge: £2,660.00 per annum

Ground Rent: £300.00 per annum

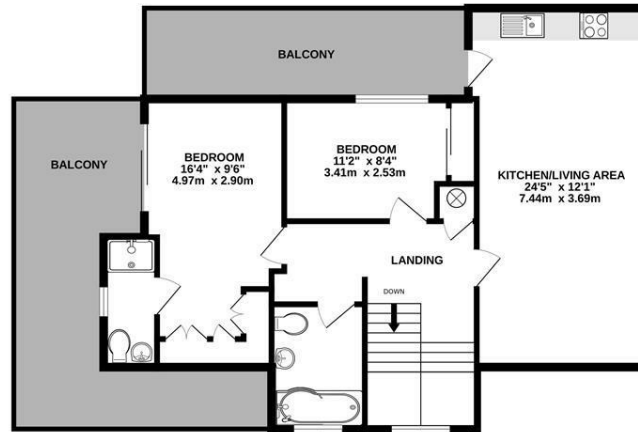
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and 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

ENTRANCE FLOOR
87 sq.ft. (8.1 sq.m.) approx.



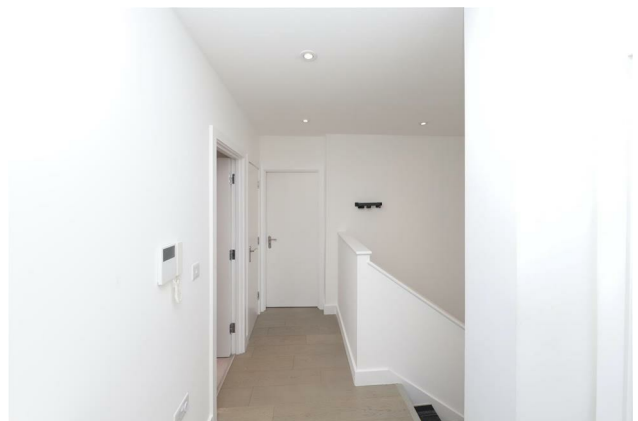
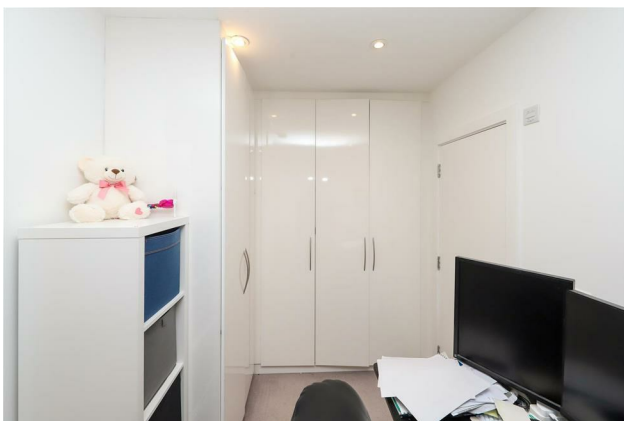
2ND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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