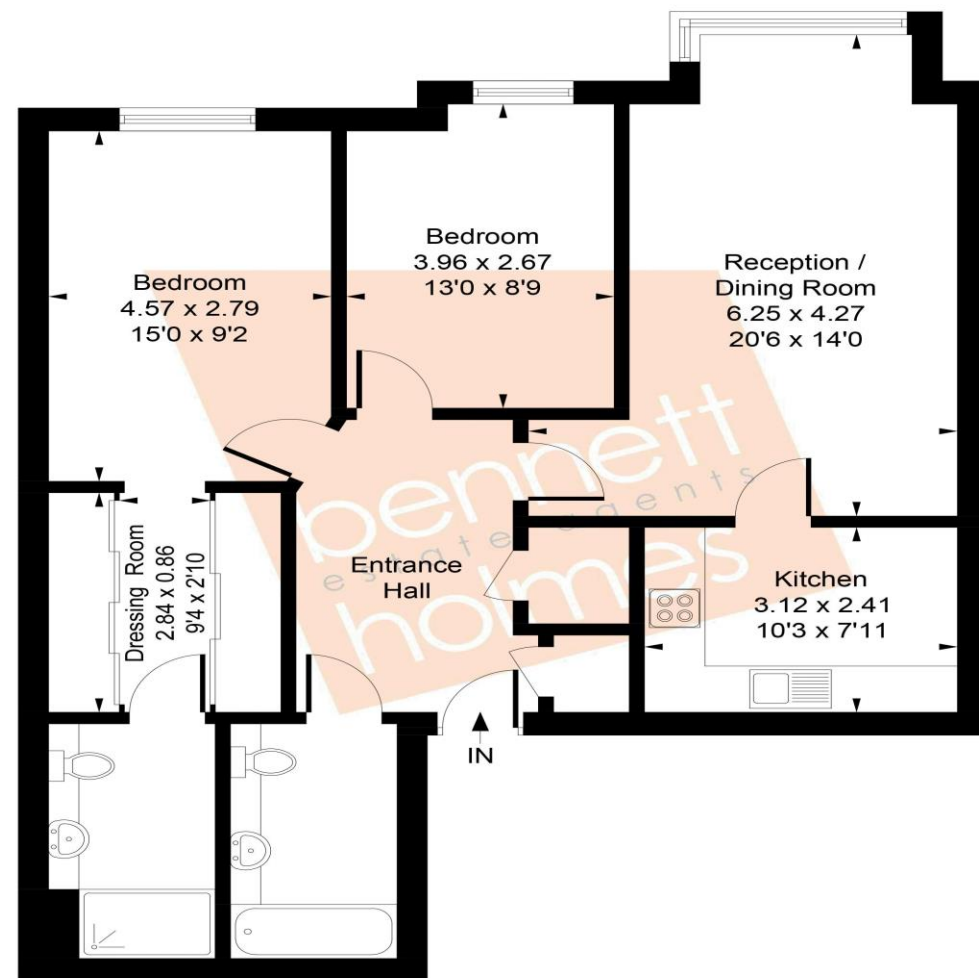


# **Chestlands Court, Hercies Road, Uxbridge**

Approximate Gross Internal Area  
78.1 sq m / 841 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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Leasehold  
107 years remaining on the lease  
Service charge - £228 PCM  
Ground rent - £250 PA  
Borough of Hillingdon  
Council tax band C - £1735  
EPC =B

## **NORTHOLT OFFICE**

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## **18 Hercies Road Uxbridge UB10 9NA**

Price Guide: £375,000



Bennett Holmes are pleased to offer this very well presented, two double bedroom, two bathroom first floor flat situated in a modern development in Hillingdon. Chestlands Court is located off Hercies Road and is within 0.3 miles to Hillingdon's shopping and transport facilities to include the Metropolitan and Piccadilly line tube station. Local schools are also close by. Other benefits include 107 years remaining on the lease, a lift in the block, master bedroom with dressing room and en suite, communal gardens, secure gated allocated parking, gas central heating, double glazed windows and no upper chain.





- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- TWO BATHROOMS
- MASTER BEDROOM WITH DRESSING ROOM
- ALLOCATED GATED PARKING
- COMMUNAL GARDENS
- NO UPPER CHAIN
- 0.3 MILES TO HILLINGDON TUBE STATION

**18 Hercies Road  
Uxbridge  
UB10 9NA**

**Price Guide: £375,000**



## Accommodation

The accommodation briefly comprises a secure entryphone operated communal entrance with the flat located on the first floor. There is a lift to all floors. Own front door to the entrance hall with doors to two storage cupboards, the reception room, two double bedrooms and the bathroom. From the reception room there is a door to the kitchen. The modern kitchen is fitted with wall and base level units, a sink and drainer, a 4 ring gas hob with an overhead extractor hood and integrated electric oven and integrated fridge/ freezer. The master bedroom has a dressing room and door to the en suite shower room.

Outside the property are communal gardens and gated secure allocated parking.

