



Hillingdon Road, Uxbridge, UB10 0UE

- One bedroom
- No onward chain
- Period conversion
- Communal garden
- First floor apartment
- Close to the town centre
- Well presented
- Ideal first home

Asking Price £225,000

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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

The property offers bright and spacious accommodation, enhanced by high ceilings and attractive sash-style windows. Well suited to first-time buyers or investors, the apartment is conveniently positioned for Uxbridge's shops, restaurants and leisure facilities, as well as Uxbridge Underground station, providing Metropolitan and Piccadilly line services into London.

Accommodation

The accommodation briefly comprises a welcoming entrance hall leading to a generous reception room and a fitted kitchen. The kitchen offers a range of work surfaces incorporating a stainless-steel sink and electric hob, with an electric oven beneath, space for a washing machine, a wall-mounted combination boiler and a front-facing double-glazed window. An inner hallway provides access to a useful built-in storage cupboard, the principal bedroom with a rear-facing double-glazed window, and a modern bathroom fitted with a shower enclosure, vanity wash basin and WC

Outside

There is an attractive and well maintained communal garden to the rear of the building.

Situation

The property is conveniently positioned within easy reach of several well-regarded schools and just a short walk from Uxbridge town centre, with its wide range of shops, restaurants, bars and leisure facilities. Uxbridge Underground station is also nearby, providing Metropolitan and Piccadilly line services into central London.

Brunel University is within walking distance, while motorists benefit from convenient access to the A40, offering straightforward connections into London and towards the M25.

Terms and notification of sale

Tenure: Leasehold:

Lease- 112 Years

Ground Rent £150 PA

Service Charge £1,893.14

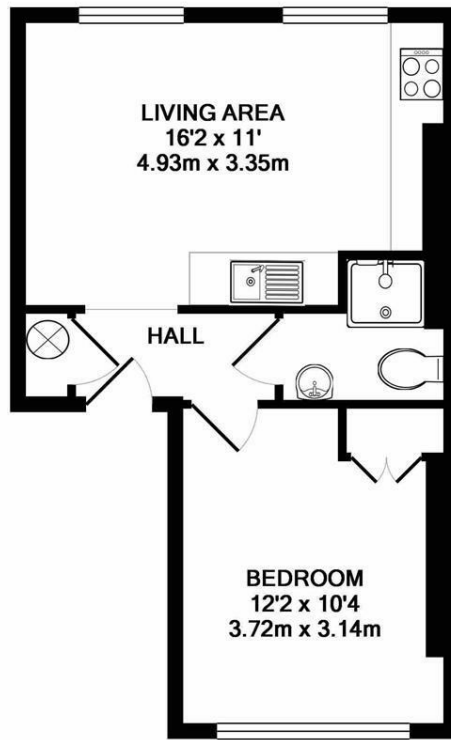
Local Authority: London Borough of Hillingdon

Council Tax Band: C

EPC rating: E

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

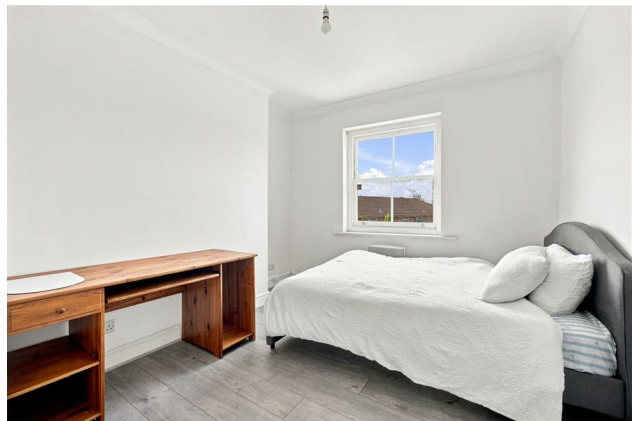


TOTAL APPROX. FLOOR AREA 351 SQ.FT. (32.6 SQ.M.)

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. 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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