



Arklay Close, Hillingdon, UB8 3WP

- One bedroom apartment
- No upper chain
- Well proportioned
- Convenient location
- Communal garden
- Allocated parking
- Secluded position
- Freshly presented
- Spacious kitchen
- Gated development

Offers In Excess Of £265,000



Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB
E: uxbridge@cameron.co
T: 01895252000
www.cameron.co

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

Ideally positioned within this modern development, moments from Hillingdon Hospital, this larger-than-average one-bedroom first-floor apartment offers bright, freshly presented accommodation and is available with the added benefit of no upper chain.

Accommodation

The property is accessed via a secure entry system, with the apartment opening into a welcoming entrance hall featuring two useful built-in storage cupboards.

The well-proportioned living room provides ample space for both seating and dining, with access through to a fitted kitchen offering a generous range of storage units and drawers. The kitchen includes a built-in electric oven, gas hob with extractor above, space for additional appliances and partially tiled walls.

There is also a spacious double bedroom and a recently refitted, fully tiled shower room fitted with a shower enclosure, wash basin and WC.

Outside

There is an allocated parking space and additional visitor parking to the front and an enclosed communal garden.

Location

The property is conveniently positioned within easy reach of Hillingdon Hospital, Stockley Park and Heathrow Airport. Uxbridge town centre is also readily accessible by car or public transport, offering an extensive selection of shops, restaurants, bars and leisure facilities.

Uxbridge Underground station provides Metropolitan and Piccadilly line services into central London, while a range of everyday local shops can be found within a short walk.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: 155 years from December 2004 (132 years remaining)

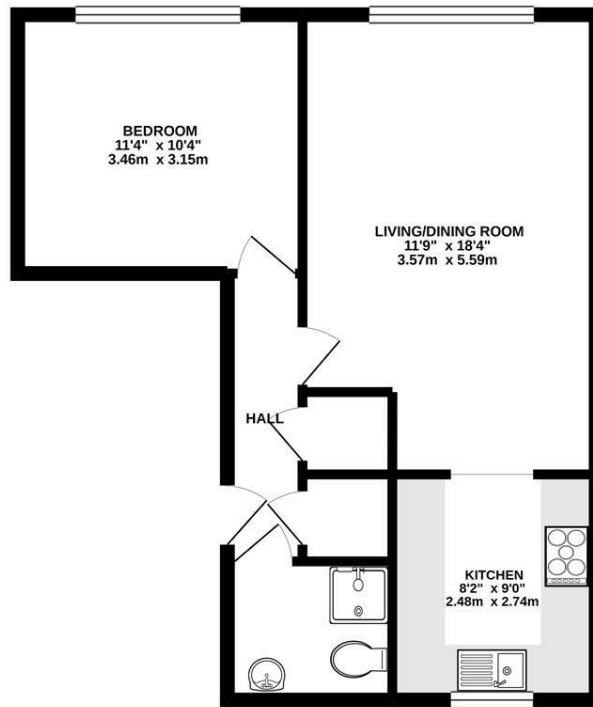
Service charge: £2300 per annum

Ground rent: £280 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

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq ft. (45.4 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.
Made with Metropix 0.2020

Cameron



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.