



- Two Bedrooms
- No Onward Chain
- Walking Distance to Uxbridge Town Centre
- Double Glazing
- Top Floor

- Two Bathrooms
- Allocated Parking Space
- Gas Central Heating
- Good Condition Throughout
- EPC Rating C

A two bedroom two bathroom, top floor apartment located in a modern development close to Uxbridge Town Centre with NO upper chain.

The property comprises; large open plan lounge/kitchen with a modern fitted kitchen, two double bedrooms the master benefiting from en-suite, family bathroom and storage cupboard.

Benefitting from; allocated parking, cycle shed, gas central heating, double glazing and entry phone system. Within walking distance of Uxbridge Town Centre and tube and close to A40/M40/M25 motorway junctions.

The property is situated in a quiet residential development close by to Uxbridge town centre that offers access to two shopping centres, restaurants, bars, coffee shops and supermarkets. It also houses the Metropolitan/Piccadilly lines which get you in to London within the hour. For motorist the M/A40 and M25 are within a short drive. Heathrow airport is a 17 minute drive away, and Hillingdon Hospital can be reached in under 10 minutes.

Price: £295,000

Tenure Leasehold: 109 years remaining approx.

Service Charge: £1,996 PA (reviewed every year in January)

Ground Rent: £500 PA (review date 01/01/2030)

Local Authority: Hillingdon Council

Council Tax Band: C

Broadband type: Up to Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage:

Provider

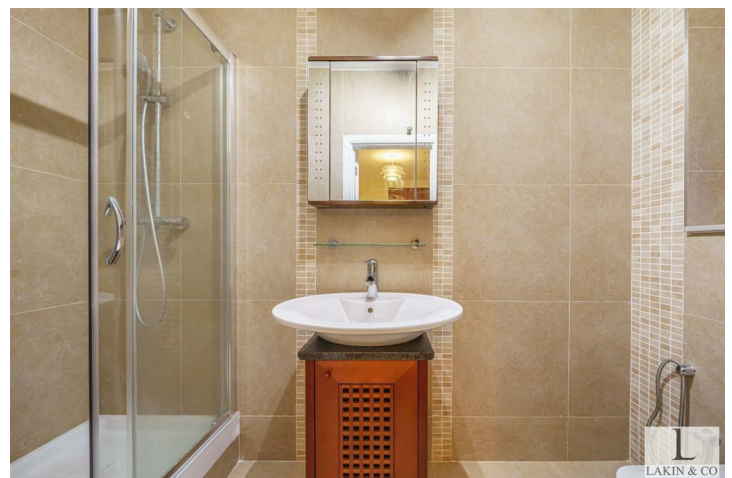
EE| Good outdoor and variable in home

Three| Good outdoor and variable in home

O2| Good outdoor and variable in home

Vodafone| Good outdoor

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales		
EU Directive 2002/91/EC		

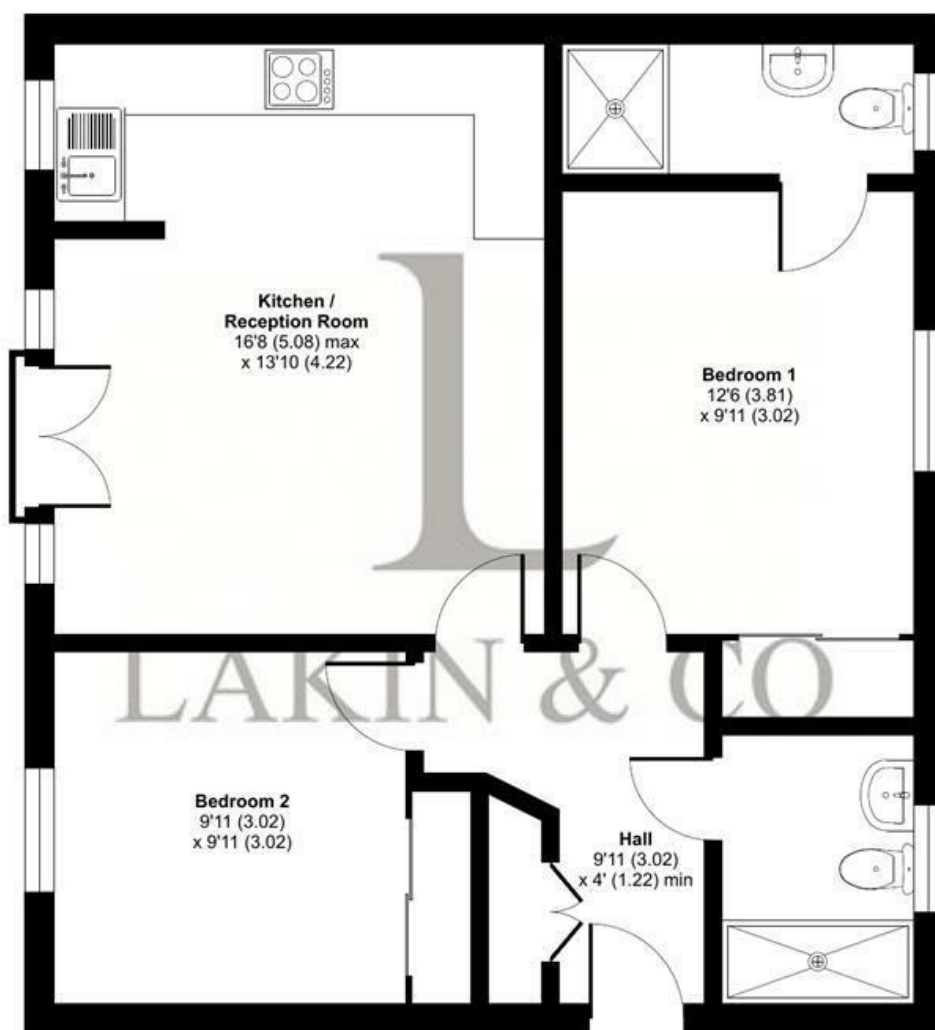
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Crosby Gardens, UB8

Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



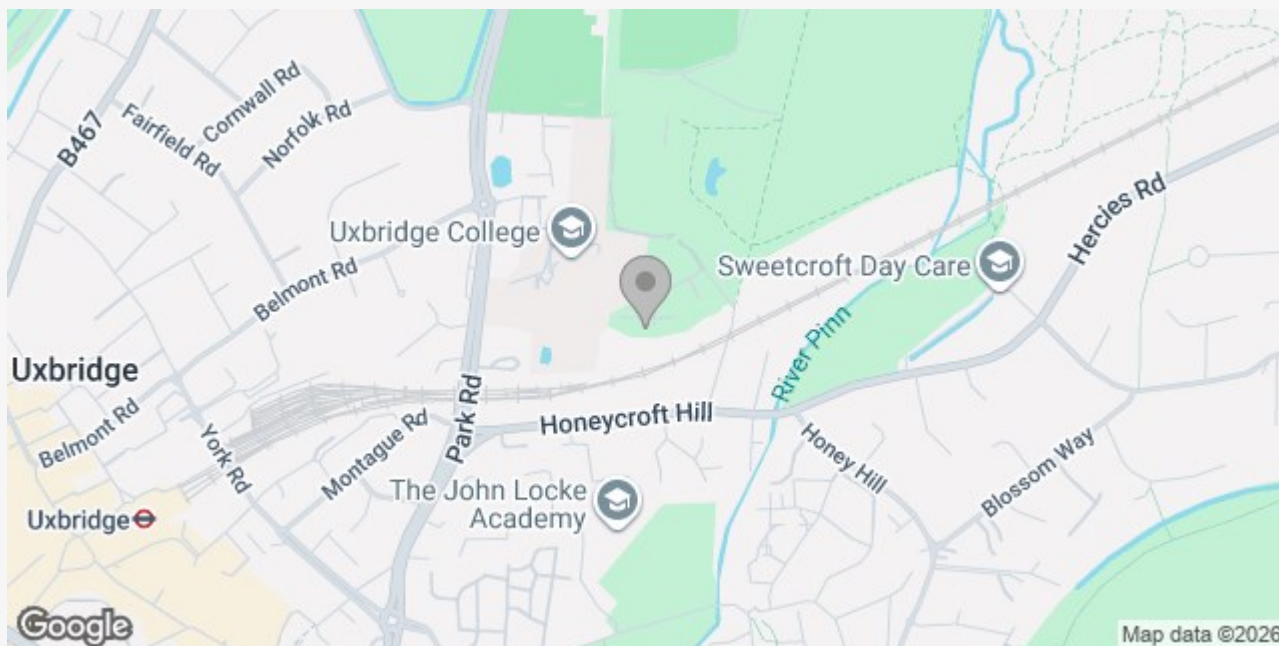
THIRD FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
Produced for Lakin & Co. REF: 945217

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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