LAKIN & CO

2 Bedroom Apartment | 1 Bathroom | 1 Reception

Oxford Road, Denham UB9 4AA

Guide Price £315,000









- TWO Bedroom Apartment
- Large Lounge
- Allocated Parking Space
- Communal Gardens
- Double Glazing & Gas Central Heating
- First Floor
- No Upper Chain
- Entryphone System
- Lift Access
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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A charming TWO bedroom apartment located in the prestigious Denham Lodge on Oxford Road, Uxbridge offered to the market with no onward chain.

This light and airy property boasts a spacious reception room, fitted kitchen, two large bedrooms with good storage and a modern bathroom including overhead shower. With river views this property is perfect for a small family or professionals looking for a comfortable living space.

This first-floor apartment offers ample space for relaxation and entertainment. The recent redecoration with new carpets gives the interior a fresh and inviting feel, ready for you to move in and make it your home.

Situated in a gated development surrounded by well-maintained landscaped gardens this property provides a secure and private environment for residents. The convenience of gas central heating and double glazing ensures warmth and energy efficiency throughout the year, making it a cosy retreat during the colder months.

One of the highlights of this apartment is the allocated parking space, a rare find in bustling areas like Uxbridge. Located just a short walk from Uxbridge town centre, residents can enjoy easy access to a variety of shops, restaurants, and amenities. Whether you fancy a leisurely stroll in the town centre or a quick commute to work, this property's location offers the best of both worlds.

Tenure: Share of Freehold
Lease: 995 years approx.
Service Charge & Insurance: £2,700
Service Charge Review: January (Annual)
Ground Rent £ N/A
Ground Rent Review: N/A
Local Authority: South Buckinghamshire
Council Tax Band: D

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

Mobile Coverage (Indoor):
Provider| Voice | Data
EE| Good outdoor and in-home
Three| Good outdoor and in-home
O2| Good outdoor and in-home
Vodafone| Good outdoor and in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective





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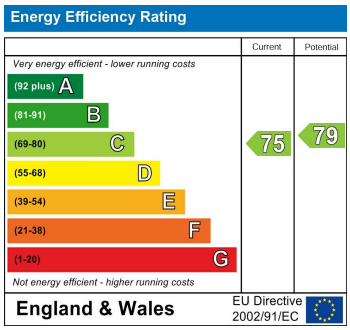
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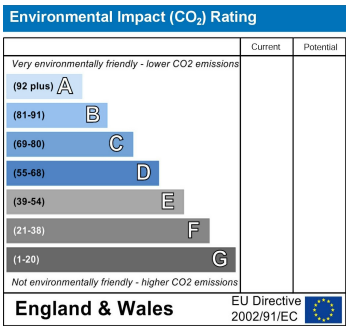
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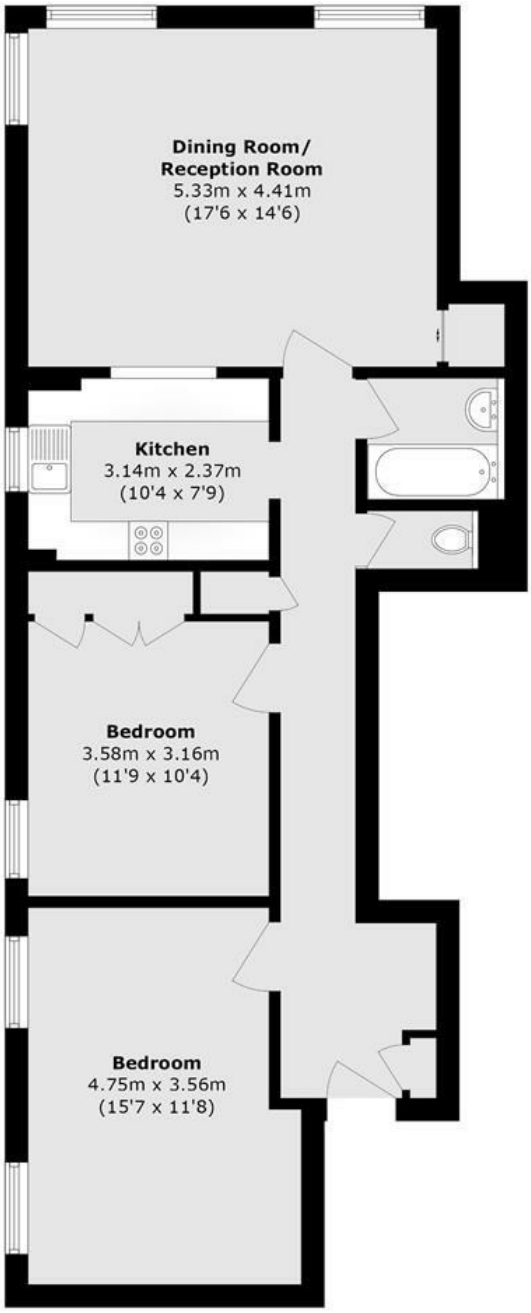




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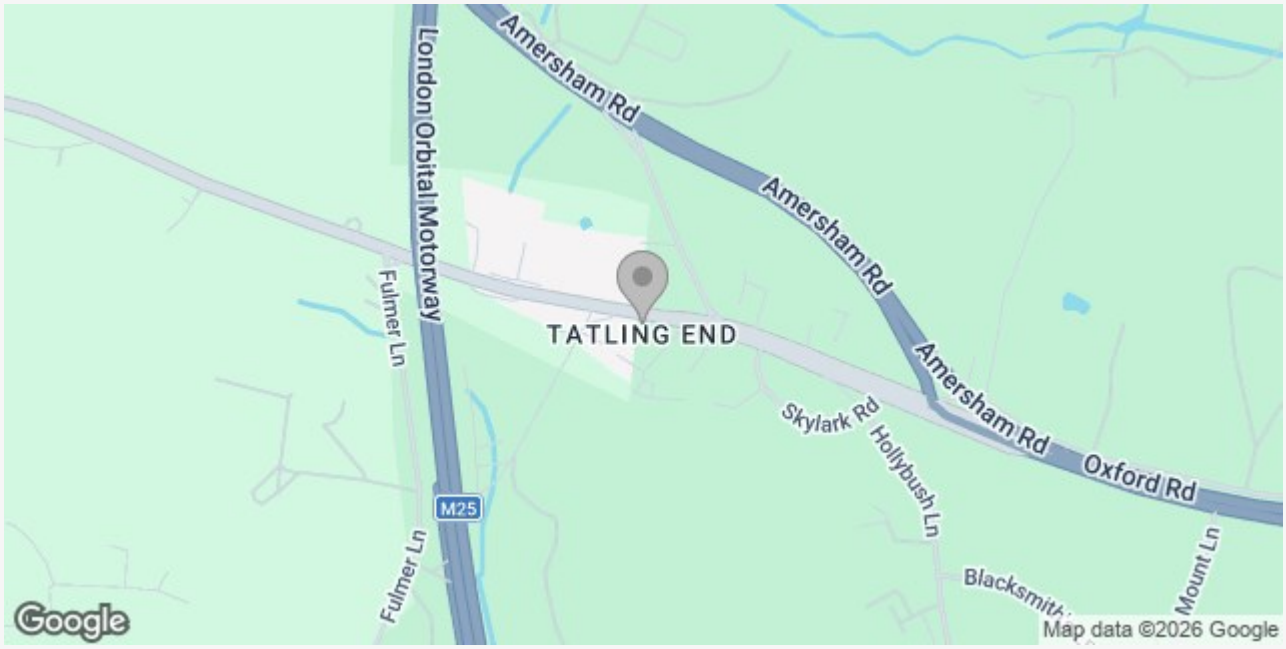
Total area (approx.): 81.0 sq. m (871.8 sq. ft)

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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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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