

Park Road

Uxbridge • Middlesex • UB8 1NU
Guide Price: £275,000



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Nestled on the charming Park Road in Uxbridge, this delightful one bedroom flat presents an exceptional opportunity for those seeking a comfortable and stylish living space. The property is in immaculate condition throughout, ensuring that you can move in with ease and enjoy your new home from day one. One of the standout features of this property is the ample communal garden space, providing a lovely outdoor area for residents to enjoy. For added convenience, the flat also includes resident parking and a garage, making it easy to accommodate your vehicle and any additional storage needs you may have.

A delightful one bedroom first floor apartment

Original restored Parquet floors

****LEASE EXTENDED ON COMPLETION****

Original tile floors in kitchen and bathroom

Double glazed windows

Well maintained beautiful communal gardens

Gas boiler safety checked and serviced every year

Closeby to local amenities

Garage & off street parking

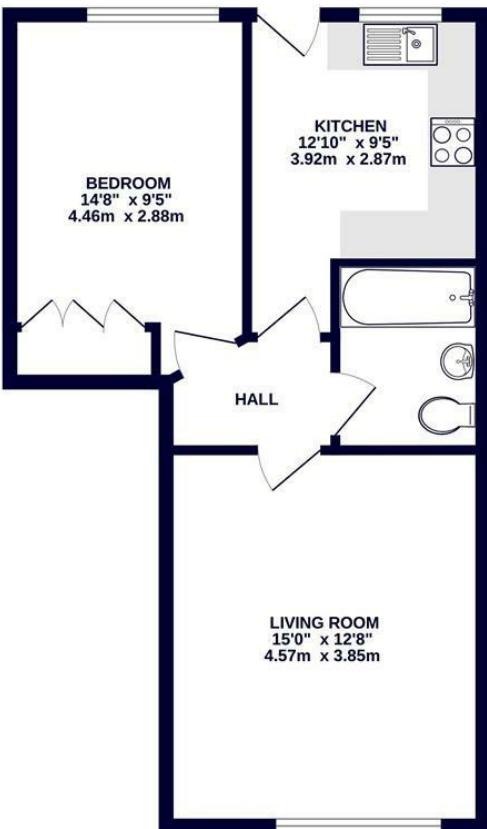
Walking distance to Uxbridge train station 0.5miles

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



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TOTAL FLOOR AREA : 500 sq.ft. (46.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained, 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019/20 A	A
2019/20 B	B
2019/20 C	C
2019/20 D	D
2019/20 E	E
2019/20 F	F
2019/20 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.