



Green Tiles Lane, Denham, Uxbridge, UB9 5HX

- Being sold via 'Secure Sale'
- Three double bedrooms
- Modern interiors
- No onward chain
- Residents garden and tennis court
- Immediate 'exchange of contracts' available
- Private balcony
- Residents parking
- Very well presented
- Sought after location

Auction Guide £350,000

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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

This beautifully presented three bedroom apartment offers spacious, light filled interiors providing an impressive combination of space, style and comfort.

Accommodation

Finished to a high standard throughout, the accommodation begins with a welcoming entrance hall leading to a bright and spacious reception room, complete with an attractive fireplace. The modern kitchen/dining room features sleek fitted units, generous space for dining and direct access to a private balcony. There are three well-proportioned double bedrooms, together with a contemporary three-piece family bathroom.

Outside

Set within a sought after development, residents also benefit from private parking, beautifully maintained communal gardens and exclusive use of a tennis court set within the grounds.

Situation

Green Tiles Lane is ideally positioned close to a range of local shops, leisure facilities and a health club, as well as Denham railway station, which provides direct services to London Marylebone in approximately 25 minutes.

The historic Denham Village is also nearby, renowned for its character, attractive surroundings and excellent selection of traditional pubs and restaurants.

Denham Green remains a highly sought-after residential area, offering convenient access to neighbouring towns including Gerrards Cross and Uxbridge. The M25, M40 and M4 are all within easy reach, providing excellent connections to London and the major airports, while the area is also well placed for a number of highly regarded schools.

Terms and notification of sale

Tenure: Leasehold

Lease: 90 years remaining

Service Charge: £2128.00

Ground Rent: £595.00

Local Authority: South Buckinghamshire

Council Tax Band: D

EPC Rating: D

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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

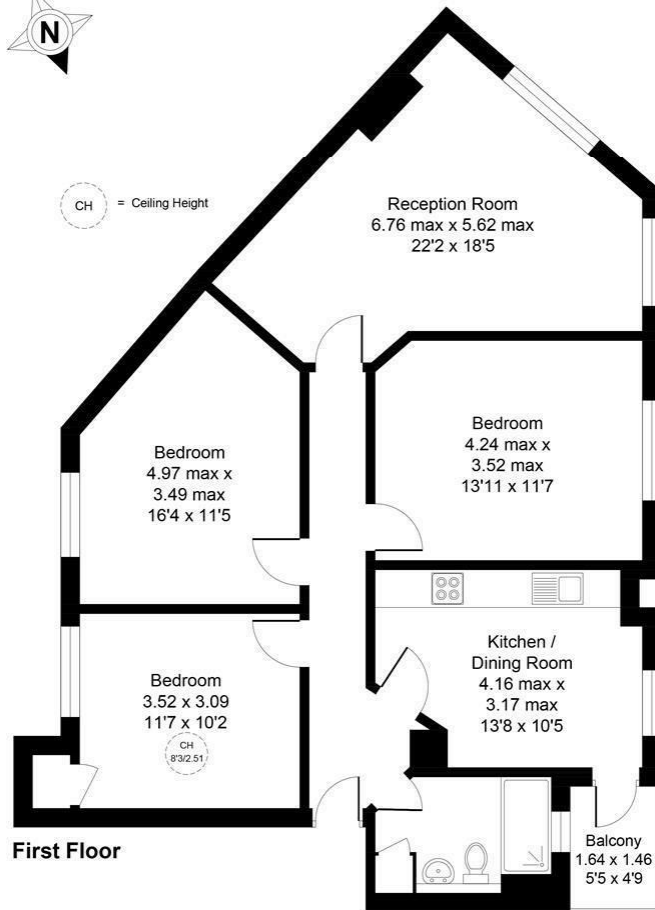
Green Tiles, Green Tiles Lane, Denham, Uxbridge, UB9

Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



CH = Ceiling Height



First Floor

Cameron



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