



Truesdales, Uxbridge, UB10 8FX  
£345,000



NO UPPER CHAIN. Gibson Honey are pleased to present to the market this immaculate and spacious two bedroom second floor apartment. Set in this highly convenient location, this property briefly comprises: good size entrance hallway, spacious open plan lounge with modern fitted kitchen, two large double bedrooms, modern family 'Jack and Jill' bathroom, private balcony and allocated parking. Further benefits include lift access and a bike storage shed. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislip's bustling High Street and Ickenham village, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. Highly regarded schools nearby include; Douay Martyrs, Breakspear School, Glebe Primary School, Bishop Ramsey Secondary School and both Whiteheath Infants & Juniors.



## ENTRANCE HALL

Front aspect entrance door, entry phone system, radiator, storage cupboard housing boiler, doors to:

## THROUGH LOUNGE

Rear aspect double glazed door to balcony, rear aspect double glazed window, downlighting, radiator x 2, open to:

## KITCHEN

Part tiled flooring, a range of base and eye level units, stainless steel sink with drainer, storage cupboards, integrated appliances including: fridge freezer and oven with four gas hob rings and extractor hood.

## BEDROOM ONE

Rear aspect double glazed window, radiator, door to:

## JACK AND JILL BATHROOM

Tiled flooring, part tiled walls, downlighting, panel enclosed bath with shower attachment with mixer taps, pedestal wash hand basin, low level wc, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator.

## PARKING

One allocated space.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## LEASE

985 years remaining.

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## OUTGOINGS

TBC

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## COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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## DISTANCE TO STATIONS

West Ruislip Station (0.1 Miles)  
Ickenham Station (0.5 Miles)  
Ruislip Station (0.7 Miles)



92 High Street, Ruislip, Middlesex, HA4 8LS

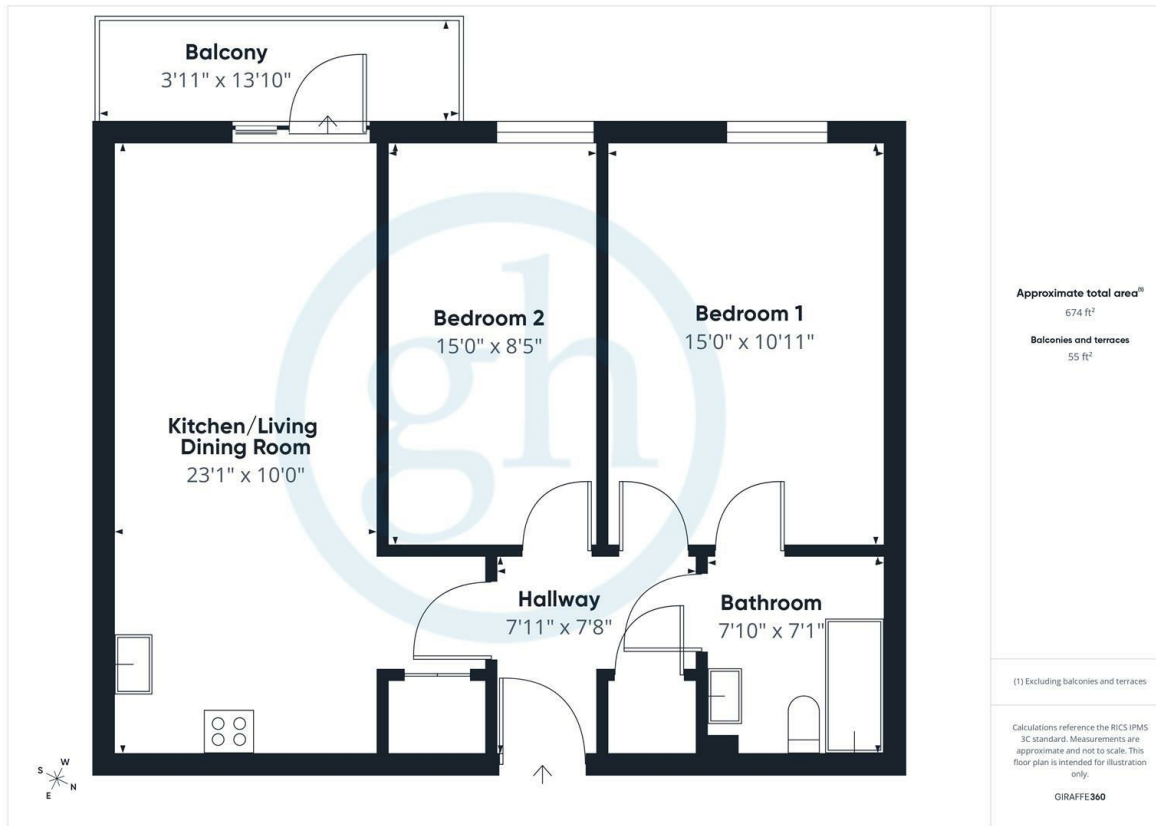
T: 01895 677766


sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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



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