

Western Parade, Long Lane

• Middlesex • UB10 9PQ
Guide Price: £260,000



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****CASH BUYERS ONLY**** A spacious and well-presented three-bedroom first-floor apartment, extending to approximately 1,014 sq ft, ideally located on Long Lane. The property offers excellent access to a range of local amenities, including nearby shops, highly regarded schools, and Hillingdon Underground Station, served by the Metropolitan and Piccadilly lines. The A40/M40 is also within easy reach, providing convenient routes into London and the Home Counties, while Uxbridge Town Centre is just a short drive away. Internally, the accommodation comprises a generous 17ft reception room, a 17ft kitchen/breakfast room, a spacious 17ft principal bedroom, a 16ft second bedroom, a 12ft third bedroom, and a family bathroom.

Three bedroom apartment

Cash buyers only

Great transport links

Ideal for first time buyers

17ft reception room

17ft kitchen/breakfast room

17ft main bedroom

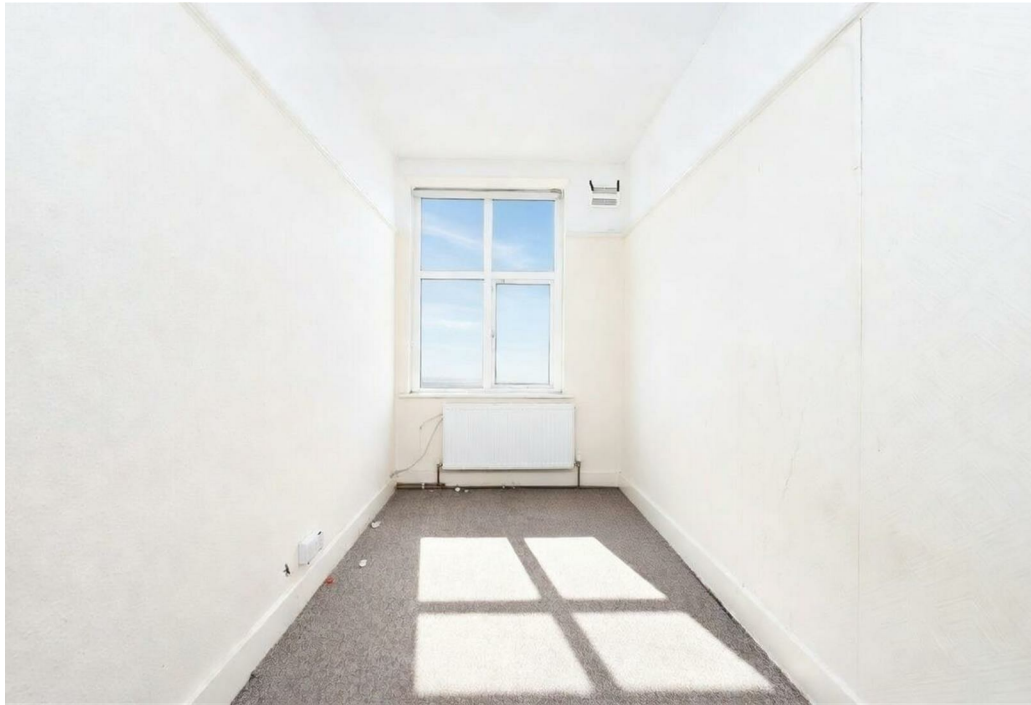
Family bathroom

Great investment opportunity

Own front entrance from high street

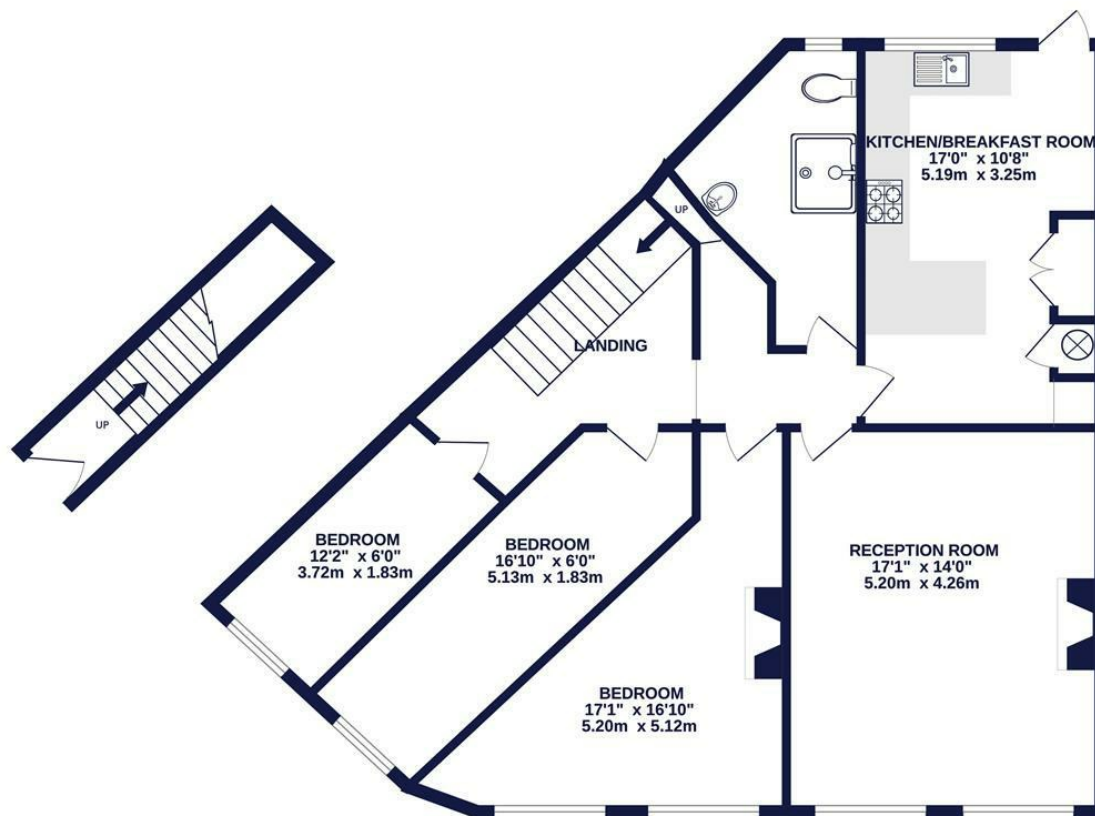
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





ENTRANCE FLOOR
50 sq.ft. (4.7 sq.m.) approx.

1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
43-54 E		
31-42 F		
13-30 G		
Not energy efficient - higher running costs		
England & Wales		
EPC 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.