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51 Belmont Road, Uxbridge, UB8 1SU

- Well presented top floor apartment
- Modern fitted kitchen with integrated appliances
- Stylish bathroom with contemporary fixtures and finishes
- Contemporary open plan living and kitchen space
- Two double bedrooms offering flexible accommodation
- Moments from Uxbridge town centre and station

Asking Price £335,000

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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

The apartment forms part of an attractive modern development and features a bright, open plan living space, a sleek fitted kitchen, two bedrooms and a contemporary bathroom. Finished in a neutral colour scheme throughout, the property offers an excellent opportunity for first time buyers, professionals and investors seeking a modern home in a highly convenient location.

Accommodation

The accommodation comprises an entrance hall leading through to a bright and generously proportioned open plan living area, providing comfortable space for relaxing and dining. The contemporary fitted kitchen features an attractive range of handleless units and drawers, complemented by contrasting work surfaces and integrated appliances including an oven, hob and microwave.

The primary bedroom is a well proportioned double room, offering ample space for bedroom furniture, while the second bedroom provides flexible accommodation for guests or home working.

Completing the accommodation is a stylish modern bathroom, fitted with an enclosed bath with shower over, wash basin set within a vanity unit and WC, complemented by contemporary tiling and chrome fittings.

Situation

The property enjoys an excellent central Uxbridge location, just a short walk from the High Street and its extensive selection of shops, restaurants, cafés and bars, together with The Chimes and The Pavilions shopping centres.

Uxbridge Underground Station provides Metropolitan and Piccadilly line services into London, while the nearby bus station offers convenient connections to surrounding areas. Brunel University, Hillingdon Hospital and Stockley Park are also within easy reach.

For the motorist, the A40/M40 and M25 provide convenient access to Central London, Heathrow Airport and the wider motorway network.

Terms and notification of sale

Tenure: Leasehold
Lease: 104 years remaining
Service Charge: £1862.29
Ground Rent: £375 per annum
Local Authority: London Borough of Hillingdon
Council Tax Band: C
EPC Rating: C

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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

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