Cameron

Long Lane, Hillingdon, Uxbridge, UB10 9EW

- Luxurious modern apartment
- Large double bedroom
- No onward chain
- Lift to all floors
- Moments From Hillingdon Station
- Spacious accommodation
- Allocated parking
- Second floor
- Gated development
- Communal gardens

Offers In Excess Of £300,000

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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 well-appointed one bedroom apartment is positioned on the second floor and benefits from a Juliet balcony and an allocated parking space within the development.

Accommodation
The accommodation briefly comprises a welcoming entrance hall with useful built-in storage.
The impressive open-plan living area provides a bright and spacious environment, enhanced by a Juliet balcony and a further built-in storage cupboard housing the combination boiler.
The stylish kitchen is fitted with a comprehensive range of wall and base units, drawers and ample worktop space. Integrated appliances include a built-in oven, four-ring induction hob with extractor hood above, fridge/freezer and dishwasher.
The bedroom is a generous double room, while the contemporary shower room is beautifully appointed with a large enclosed shower, wash basin, WC, shaver socket and heated towel rail.

Outside
The property benefits from an allocated parking space within a secure gated residents' car park. There is also a well-maintained communal garden extending to the side and rear of the building, providing an attractive outdoor space for residents to enjoy.

Situation
Ideally situated within easy reach of Hillingdon Station, the property benefits from excellent transport links via the Metropolitan and Piccadilly Lines, providing convenient access into Central London. The Oxford Tube coach service is also within walking distance, offering regular services to both Central London and Oxford.
For motorists, the A40/M40 is just a moments away, providing excellent links to London, the Home Counties and the M25 motorway.
A selection of local shops is within easy walking distance, while nearby Uxbridge town centre offers a comprehensive range of shopping facilities, restaurants, cafés, bars and leisure amenities.

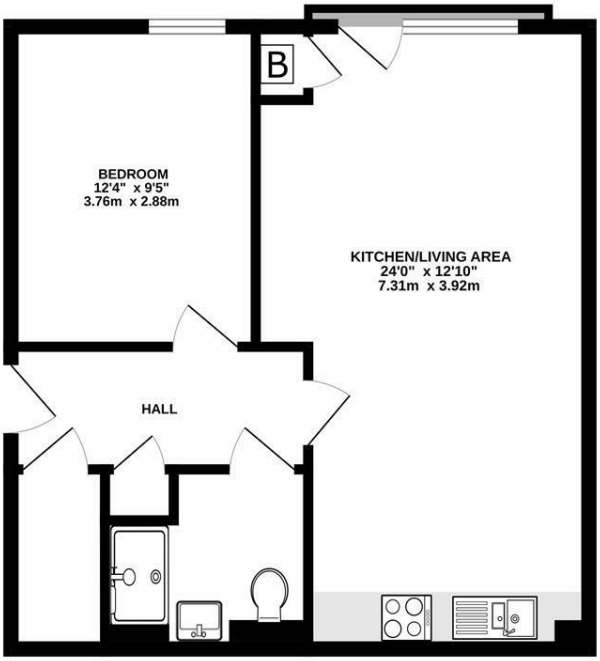
Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon

Lease term: 144 years
Service charge: £1213.70
Ground rent: £0 per annum

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

2ND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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