



**Connells**

Weston Court Brindley Place  
Uxbridge



### Property Description

CASH BUYERS ONLY. A one bedroom third floor apartment located in this modern development. Featuring a long lease, under floor heating, allocated parking and communal gardens. This property is presented in very modern decorative order and has a fitted kitchen area open plan to the living area. Well placed for the popular and picturesque Grand Union Canal walk and High Street Cowley with all of its amenities, West Drayton and Hillingdon stations are in the locality. Viewing is highly recommended.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Hallway

Front door, stairs to all floors.

## Third Floor Landing

## Entrance Hall

Front door.

## Lounge Area/ Kitchen Area

17' 1" max x 15' 4" max ( 5.21m max x 4.67m max )

Window, kitchen area with wall and base units, sink with drainer, cooker point.

## Bedroom

14' 10" max x 12' 6" max ( 4.52m max x 3.81m max )

Window.

## Shower Room

WC, basin, shower cubicle.

## Communal Gardens

## Allocated Parking

## Agent Note

Further information is available relating to a range of known defects. The heating system is temporary while options are being considered. Please contact the branch for more details and speak with your lender to ensure suitability based on the information.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103238](http://connells.co.uk/Property/LEA103238)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LEA103238 - 0004