



- 900 plus year lease
- No chain
- Private garden
- Off street parking
- Prime location

13 Ashwood Avenue, Hillingdon, UB8 3LS

Asking Price Of £325,000

Andrews Residential are delighted to bring to the market this spacious two-bedroom ground floor maisonette. The property benefits from a lease of over 900 years, off-street parking, a private rear garden, and is offered with no onward chain.



Property Description

THE PROPERTY

The property comprises an entrance porch and hall with doors leading to two bedrooms, storage cupboard, family bathroom, and a separate kitchen. In our opinion, the property is offered to the market in good general condition and would make an ideal first-time purchase, downgrade, or investment opportunity. Further benefits include double glazing and gas central heating throughout.

OUTSIDE

To the front of the property there is a pathway leading to the front door along off-street parking space and convenient side access to the rear garden. To the rear is a private garden, accessible both from the property and via the side access.

THE LOCATION

Ashwood Avenue is well positioned, offering excellent access to Stockley Park, Hillingdon Hospital, Heathrow Airport, and the M4, A4, and M25 motorway networks. West Drayton and Uxbridge town centres are also close by, providing a wide array of shopping, leisure, and transport facilities.



DETAILS OF SALE

EPC rating - C

The lease is 999 years from 29/09/1952 so 926 years remaining.

The annual ground rent is £5 per annum

There is no service charge, shared responsibility for maintaining the building costs with the upstairs maisonette.



Ashwood Avenue UB8

Approx. Gross Internal Floor Area
59.4 Sq M - 640 Sq Ft

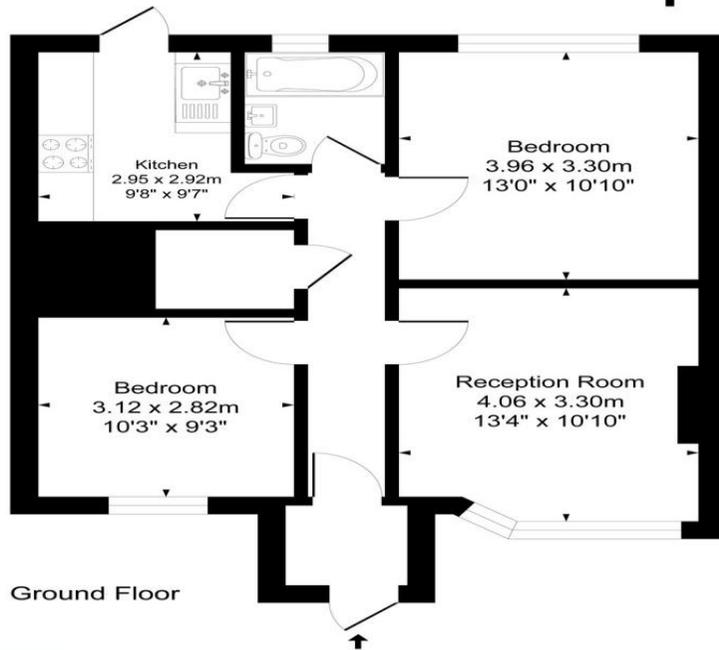


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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