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# Uxbridge Road, Hatch End £130,000

A Bright One Bedroom Third Floor Retirement flat situated in the heart of Hatch End which benefits from a selection of local shops, fine dining restaurants, supermarket and transport, including station. Comprising lounge/dining room, fitted kitchen, double bedroom and bathroom/wc.

Features include double glazing, resident manager, communal lounge, guest suite, attractive gardens, underground parking and lift to all floors. New Carpets throughout.

No Upper Chain



Hall
Storage/cloaks cupboard, airing cupboard with hot and cold water tanks.
Bathroom
Panelled bath with electric shower and folding glass screen, pedestal wash hand basin, wc, part tiled walls, wall mounted mirror.
Lounge/Diner 19' 10" x 10' 6" (6.04m x 3.20m) into bay.
Bright room with double glazed windows and opening to:



Kitchen  7' 10" x 6' 9" (2.39m x 2.06m)
Fitted with a matching range of base and eye level units with stainless steel sink with mixer tap, fridge, freezer and washing machine. Electric hob with extractor hood.
Bedroom  14' 2" x 8' 9" (4.31m x 2.66m)
Window to rear. Run of fitted drawers.

Parking
Underground parking available.
Lease
65 years remaining- 2025

Service Charge
£853.45 quarterly - December 2025
Council Tax
Band D





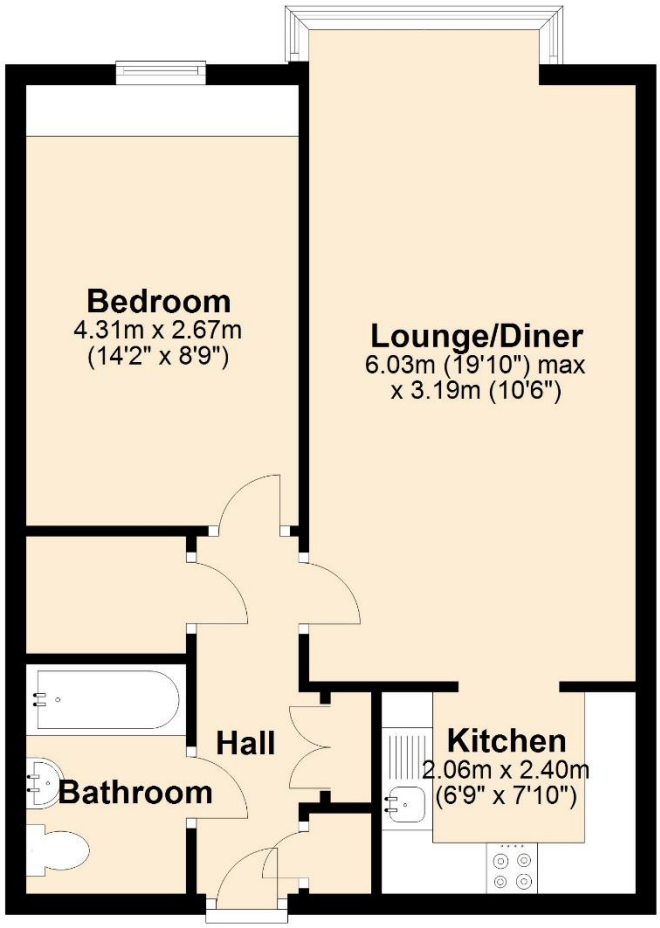
## KEY FEATURES:

Double Bedroom ● Fitted Kitchen ● Spacious lounge/diner ● Bathroom/wc ●

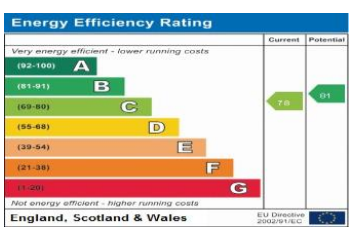
Lift to all floors ● Underground Parking

### Third Floor

Approx. 48.3 sq. metres (519.7 sq. feet)




Total area: approx. 48.3 sq. metres (519.7 sq. feet)




DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**