

Truesdales, Uxbridge, UB10 8FX

£308,000

gibsonhoney

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80% OWNERSHIP - Gibson Honey are delighted to present to the market this immaculate and spacious two-bedroom, two-bathroom ground-floor apartment, ideally situated in a highly convenient and sought-after location. The property offers well-proportioned accommodation throughout and briefly comprises a welcoming entrance hallway, a bright and spacious open-plan living area with a modern fitted kitchen, two generous double bedrooms, a contemporary family bathroom and a modern en-suite to the principal bedroom. Further benefits include a private garden area and allocated parking.

The location is particularly convenient, with West Ruislip Station, offering Central Line and Chiltern Railways services, just moments away. Ruislip Station, with Metropolitan and Piccadilly Line services, is also within easy walking distance. The vibrant Ruislip High Street and picturesque Ickenham Village are close by, providing an excellent selection of shops, cafés, restaurants and everyday amenities, including Waitrose, Co-op and Sainsbury's Local. For commuters, the A40 and M25 are both easily accessible, providing excellent road links to Central London and the surrounding Home Counties. The area is also well served by a number of highly regarded schools, including Douay Martyrs, Breakspear School, Glebe Primary School, Bishop Ramsey Secondary School, and Whiteheath Infant and Junior Schools







ENTRANCE HALL
Front aspect entrance door, entry phone system, radiator, storage cupboard housing Megaflo tank, storage cupboard housing meters, doors to:

THROUGH LOUNGE
Rear aspect double glazed door with shutters to patio area, rear aspect double glazed window with shutters, downlighting, radiator x 2, laminate flooring, open to:

KITCHEN
Tiled flooring, a range of base and eye level units, stainless steel sink with drainer, integrated appliances including; fridge freezer and oven with four gas hob rings and extractor hood, cupboard housing boiler.

BEDROOM ONE
Rear aspect double glazed window, radiator, door to:



ENSUITE
Tiled flooring, part tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, double radiator.

BEDROOM TWO
Rear aspect double glazed window, radiator.

BATHROOM
Tiled floor, part tiled walls, down lighting, low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment, double radiator.

PARKING
One allocated space.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

LEASE
100 years remaining.

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OUTGOINGS
Service charge - £39.36 per week

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COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

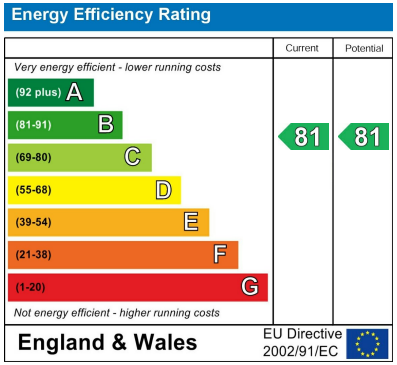
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DISTANCE TO STATIONS
West Ruislip Station (0.1 Miles)
Ickenham Station (0.5 Miles)
Ruislip Station (0.7 Miles)

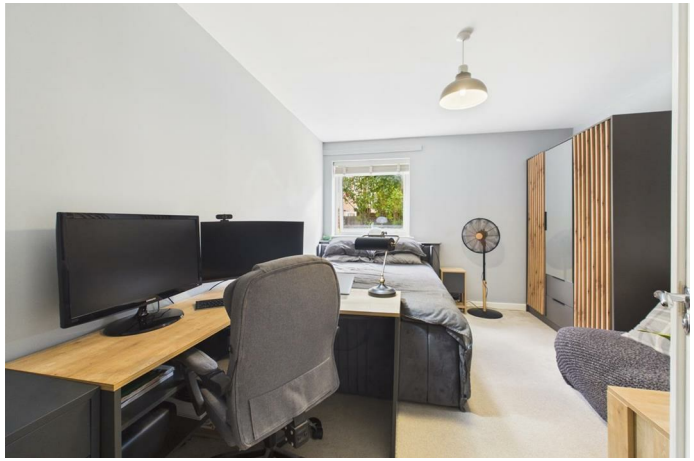
92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 677766
sales@gibsonhoney.co.uk
www.gibsonhoney.co.uk

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