LAKIN & CO

1 Bedroom Flat | 1 Bathroom | 1 Reception

Fairfield Road, Uxbridge UB8 1AL

Guide Price £259,950

- One Bedroom
- Garage
- Long Lease 144 Years
- Communal Gardens
- Double Glazing
- Second Floor
- No Upper Chain
- Residents Parking
- Uxbridge Town Center Close By
- Gas Central Heating

122 High Street, Uxbridge, Middlesex, UB8 1JT | 01895 544 555
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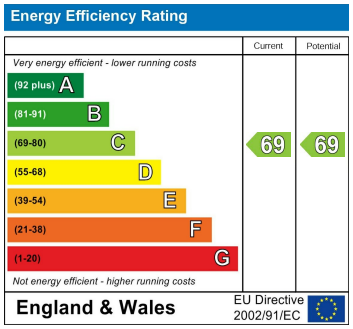
A one bedroom second floor apartment situated on a quiet residential road in North Uxbridge benefiting from a long lease of 144 years. This property has been carefully looked after by its current owners and is offered to the market with NO upper chain so would be idea for first time buyers/downsizers.

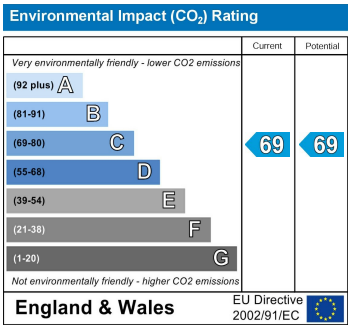
The property briefly comprises; entrance hallway with doors leading to a modern fitted kitchen with wall and base units, a spacious front room, double bedroom with built in wardrobes and white suite bathroom. To the front of the property there are well maintained communal gardens, access to a private garage and parking spaces for residents.

The property is located on a Fairfield Road North Uxbridge which is close by to Uxbridge Town Centre which offers an array of restaurants, bars, coffee shops and two shopping centres. It also houses the Metropolitan and Piccadilly Lines which get you in to London within the hour. For the motorist, the A40/M40/M25 junctions are located approximately two minute drive away which provides swift access into Central London and home counties. Other local amenities include Hillingdon Leisure Centre and Uxbridge Common also within a short walk.

Tenure: Leasehold - 144 Years
Council Tax Band: C
Service Charge £95 PCM (approx)

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract





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Second Floor

Approx. 41.6 sq. metres (448.3 sq. feet)

Total area: approx. 41.6 sq. metres (448.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only.
Accuracy is not guaranteed.
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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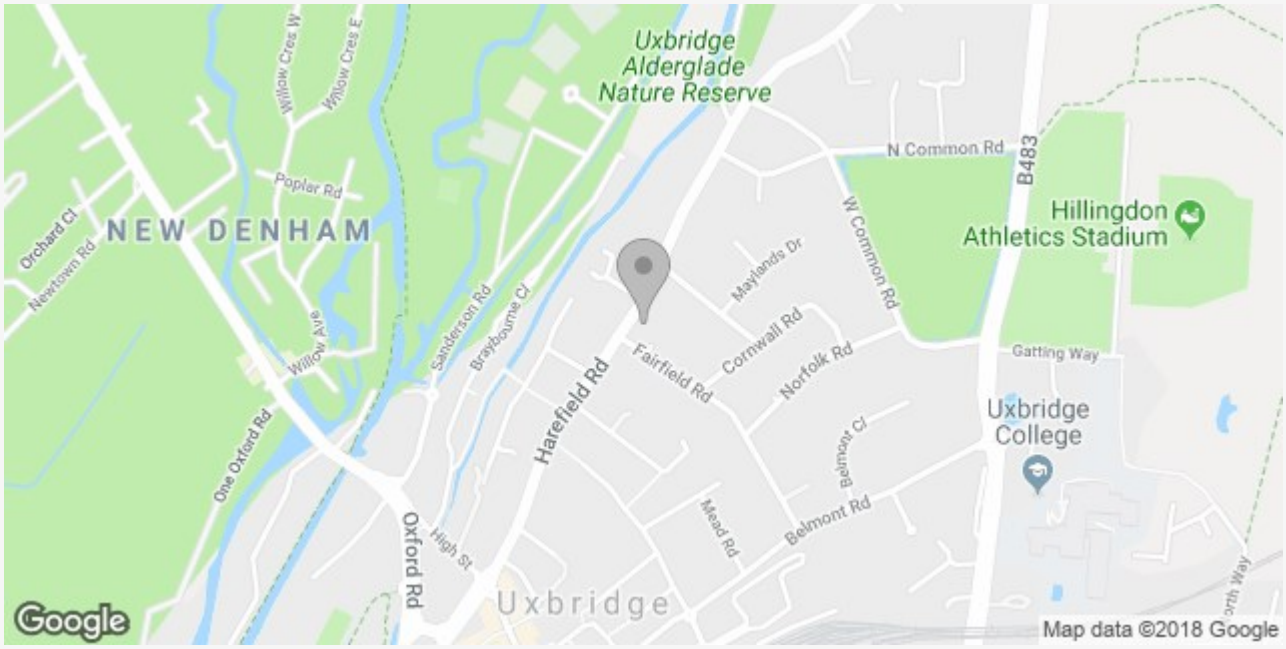

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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