LAKIN & CO

0 Bedroom Studio | 1 Bathroom | 1 Reception

Newcourt, Uxbridge UB8 2LW

Guide Price £175,000

- A Modern STUDIO Apartment
- Large Living Area
- Modern Tiled Bathroom
- Double Glazing
- Excellent Transport Links
- Top (2nd) Floor
- Separate Kitchen
- Allocated Parking Space
- Entryphone System
- EPC Band C

122 High Street, Uxbridge, Middlesex, UB8 1JT | 01895 544 555
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A modern top floor STUDIO apartment situated in a quiet residential road in Uxbridge. An ideal investment or first time buyer property, just a short bus ride to Uxbridge Town Centre, Stockley Business Park and Heathrow Airport, also within walking distance of Brunel University and Hillingdon Hospital.

The property briefly comprises; well maintained communal entrance hall, hallway with entry phone system, modern tiled bathroom with shower, large living area and separate modern fitted kitchen.

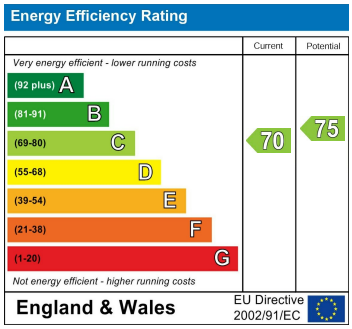
Further benefits include; allocated parking space, communal gardens, electric heating, two sets of double glazing and loft access from hallway with loft ladder.

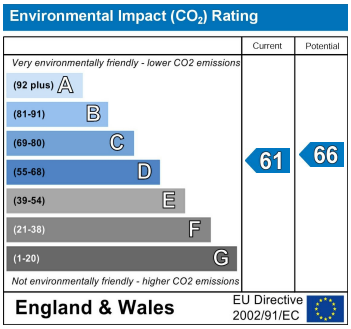
Excellent local amenities and scenic routes, backing onto the Grand Union Canal at Cowley Lock and Farlows Lakes. Also well located for the road user with A40/M40/M25 motorway junctions nearby.

Leasehold: Long lease of 157 years (as of January 2019)
Ground rent: NIL
Service charge: £103 pm approx - Estimated for 2019
Council Tax: Band B

Viewing by appointment only.

*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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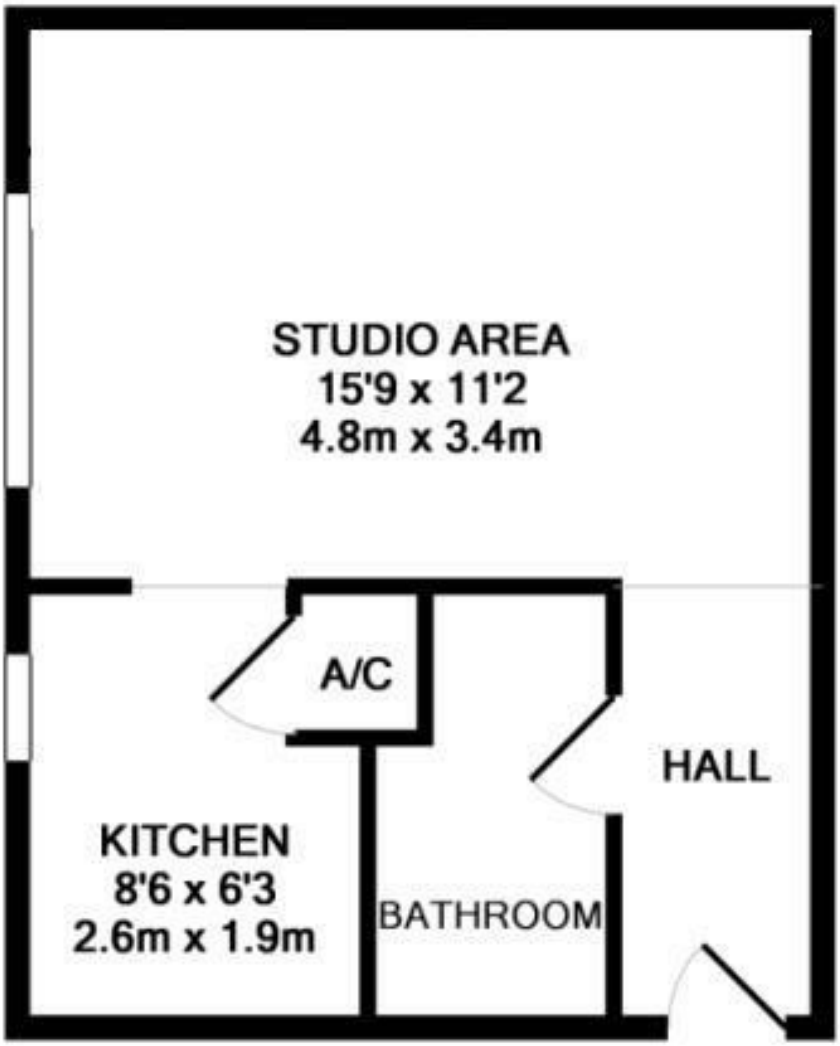

TOTAL APPROX. FLOOR AREA 308 SQ.FT. (28.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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