



- One Bedroom
- Ground Floor
- Allocated Parking
- Ideal For First Time Buyers/Investors
- Electric Heating/Double Glazing
- 175 Year Lease (approx)
- No Upper Chain
- Communal Gardens
- Good Order Throughout
- EPC Rating D

Ideally suited for a first time buyer or investor, this well presented one bedroom ground floor apartment with a brand new lease of 175 years (approx) is located conveniently just off the Uxbridge Road. Offering easy access to local shops, schools and transport links into Uxbridge with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. For the commuter the A40/M40/M25 and M4 are also close by, as well as Hillingdon Hospital, Brunel University and Stockley Business Park.

The property consists of a large lounge with PVC doors opening to gardens, separate fitted kitchen with space for white goods, large double bedroom with built in wardrobes, modern tiled bathroom with electric shower. The property also benefits from entry phone system, well maintained communal gardens, recently fitted PVC double glazed windows and an allocated parking space.

Tenure: Leasehold - New lease (175 Years Approx)

Service charge - £131 Approx per month

Local Authority: Hillingdon

Council Tax Band: B

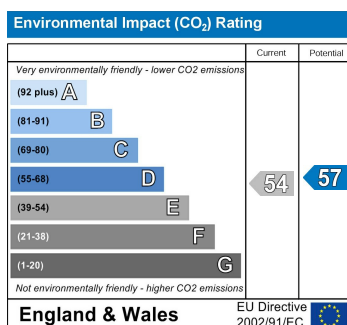
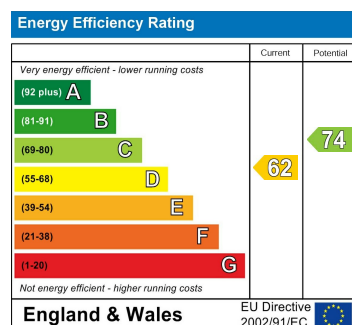
Dimensions:

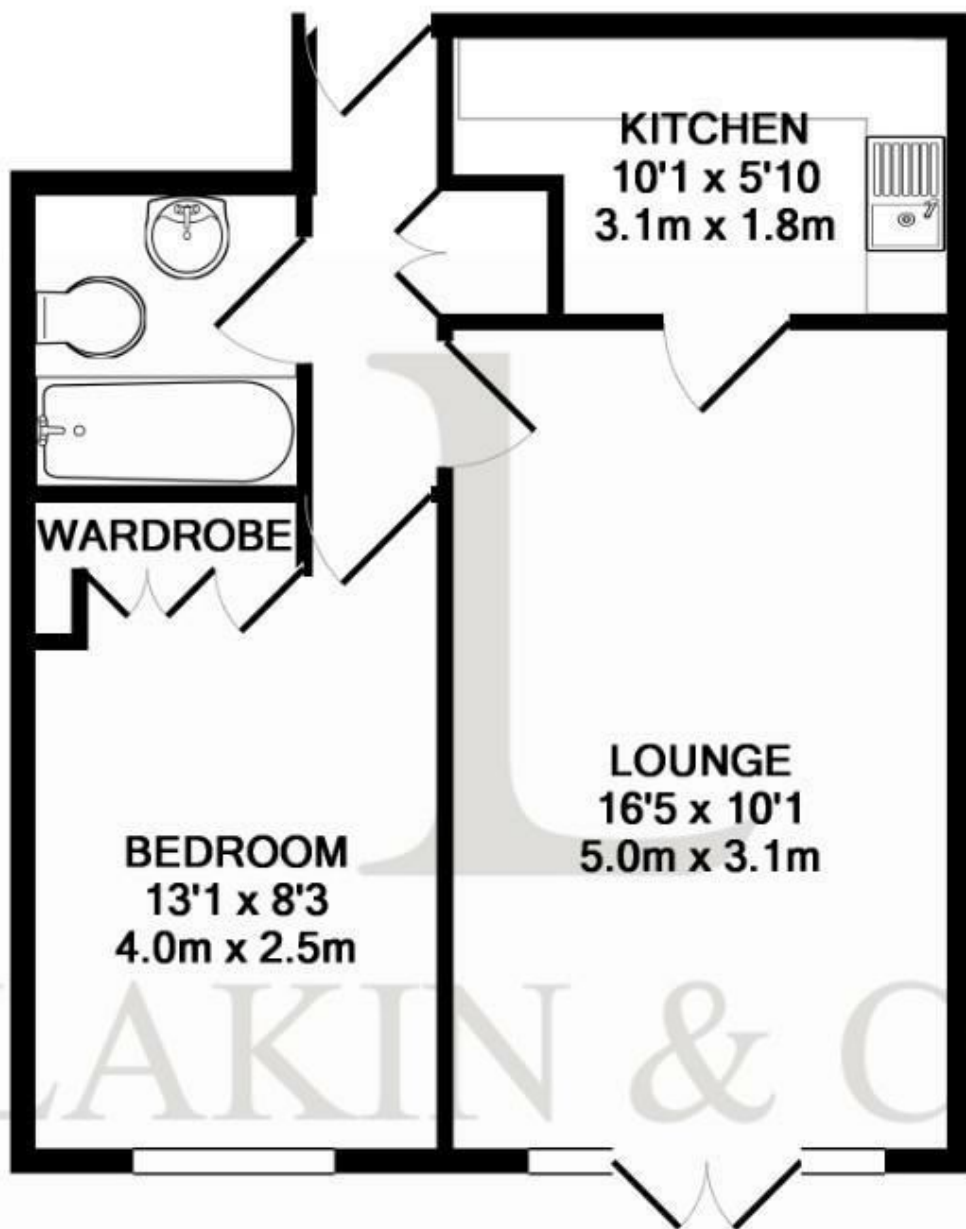
Lounge: 16'5 x 10'1 (5.0m x 3.1m)

Bedroom: 13'1 x 8'3 (4.0m x 2.5m)

Kitchen: 10'1 x 5'10 (3.1m x 1.8m)

\*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.\*





**TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.3 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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