



- One Bedroom
- Uxbridge Town Centre
- Communal Gardens
- Central Location
- Double Glazing & Gas Central Heating
- No Upper Chain
- Third Floor
- Lift Access
- Ideal For Investors / First Time Buyers
- EPC Rating C

This third floor one bedroom apartment is offered to the market with no upper chain and would be ideal for investors or first time buyers. Situated in Uxbridge Town Centre within walking distance of all local amenities and transport links. Briefly comprising entrance hallway with doors leading to a spacious lounge, archway into kitchen, double bedroom and separate bathroom. There is also access to communal gardens for all residents of the building and potential for you to purchase a residents parking space along side the transaction.

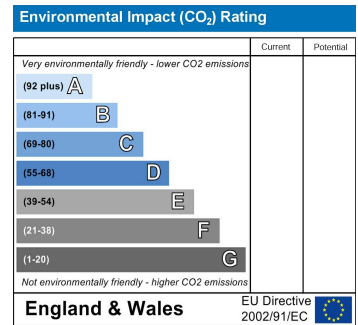
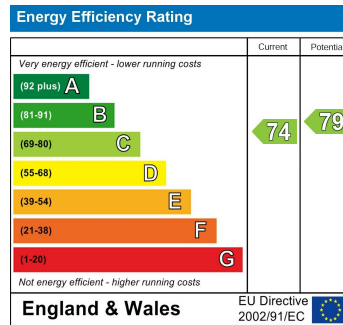
The property situated in Uxbridge Town Centre which offers an array of excellent High Street shops, bars, restaurants and shopping centres. It also houses the Metropolitan and Piccadilly Lines. For the motorist, the A40/M40/M25 junctions are located approximately two minute drive away which provides swift access into Central London and home counties. Other local amenities include Hillingdon Leisure Centre, Uxbridge Sports Club and Uxbridge Common also within a short walk.

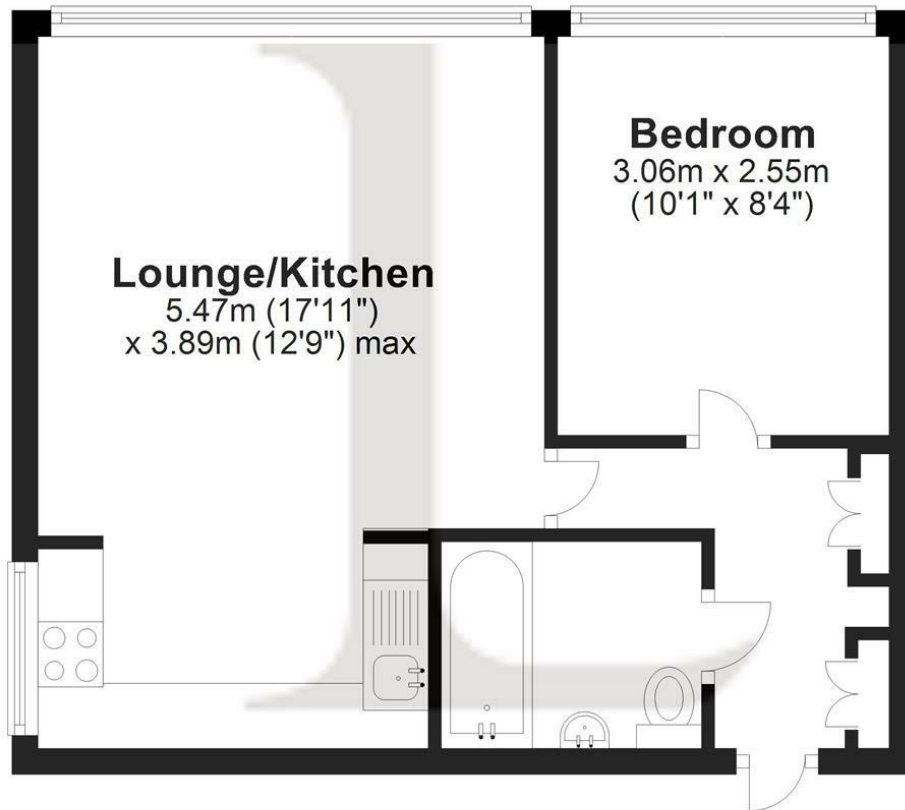
Lease - 92 Years Approx  
Service Charge - £93 PCM (over 10 months)  
Ground rent - 10.00 per annum

\*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.\*

Disclaimer:  
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Buyers information:  
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).





### Third Floor

Approx. 35.8 sq. metres (385.1 sq. feet)

**Total area: approx. 35.8 sq. metres (385.1 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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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.