



- One Bedroom
- No Upper Chain
- Walking Distance Of Uxbridge Town Centre
- Private Rear Garden
- Ground Floor
- Great Location
- Ideal For Investors
- EPC Rating C

A conveniently located ground floor, ONE bedroom maisonette within walking distance of Uxbridge Town Centre, this property comprises: One double bedroom with fitted wardrobe, a modern fitted kitchen with white goods, large lounge and a modern tiled bathroom with bath and shower.

Additional features include private rear garden, gas central heating and residential on street parking. Within walking distance of Uxbridge Tube Station (Metropolitan and Piccadilly Lines), Brunel University and ideally located within close proximity of Heathrow Airport, Stockley Business Park and A40/M40/M25 and M4 motorway junctions.

Tenure - Leasehold

Years remaining on lease - 989

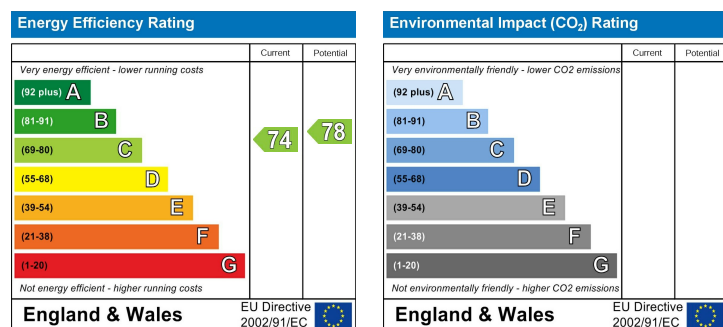
Service charge - £640 PA which includes ground rent also

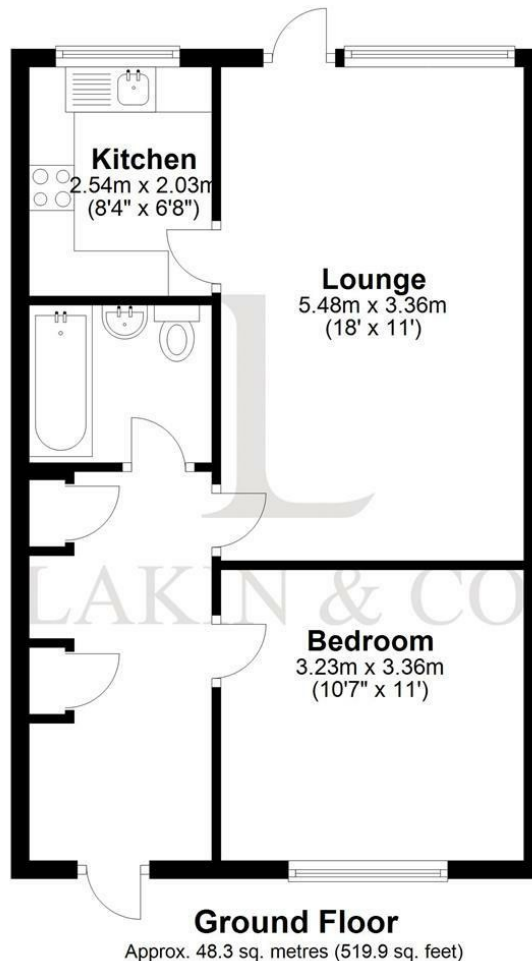
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

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).

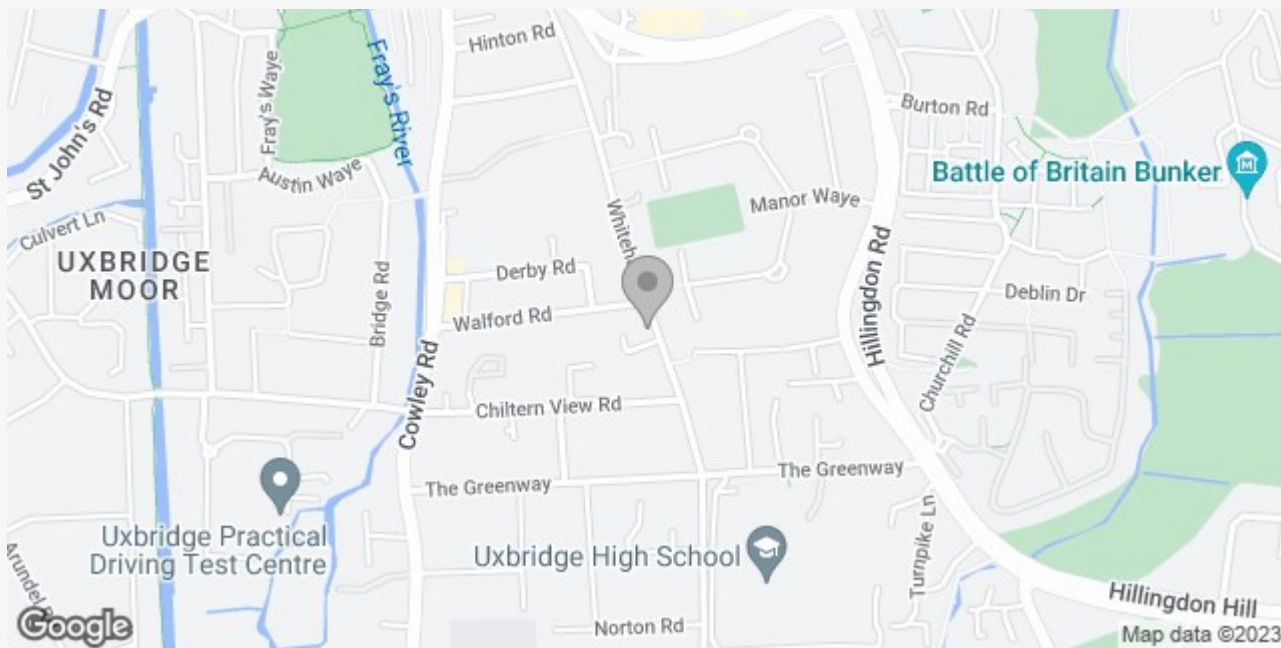




Total area: approx. 48.3 sq. metres (519.9 sq. feet)

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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