



- TWO Bedroom Apartment
- TWO Bathrooms
- Modern Fitted Kitchen
- Double Glazing
- Allocated Parking

- Ground Floor
- Gated Development
- Gas Central Heating
- Short Distance of Uxbridge Town Centre
- EPC Rating B

A modern TWO bedroom ground floor apartment being sold with no chain. Located just minutes from Hillingdon Hospital, Brunel University and also within a short bus journey of Uxbridge Town Centre and Stockley Business Park.

This well maintained ground floor apartment being sold with no onward chain and is set within a gated development, ideal for the first home buyers, those looking to down size or a landlord investor looking to add to their portfolio.

The property is set over approximately 609 sqft and is in good condition throughout. It also features a welcoming entrance hall, two double bedrooms with built in cupboards and en-suite shower room off the master bedroom, a modern fitted kitchen area, an open plan living-dining room and a modern family bathroom. The property also benefits from an allocated parking space. Further benefits include; neutral décor, gas central heating and double glazing.

Crispin Way is ideally located within easy reach of Brunel University, Hillingdon Hospital and Uxbridge Town Centre with its vast array of shops, restaurants and bars, Uxbridge Underground Station with both the Metropolitan and Piccadilly line, the A40 and M25 are a short drive away.

Viewing by appointment only.

Tenure: Leasehold

Lease length remaining: 133 years approx

Service charge: £1400 approx

Ground rent: £200 approx

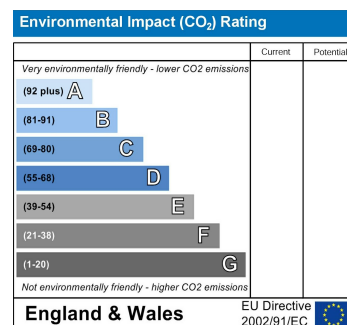
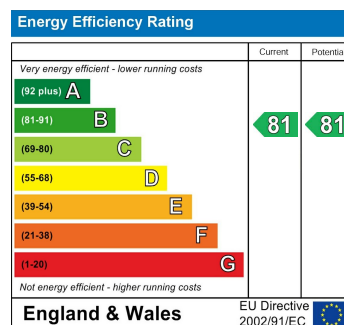
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

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:

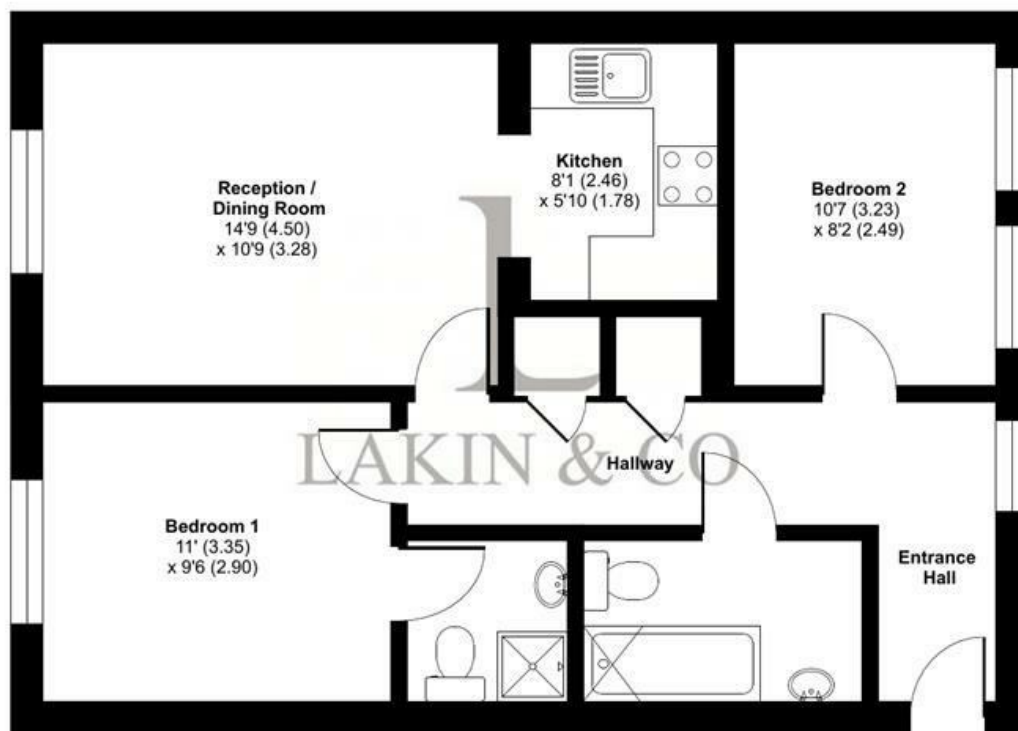
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months)



Crispin Way, Uxbridge, UB8

Approximate Area = 609 sq ft / 56.5 sq m

For identification only - Not to scale



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Lakin & Co. REF: 808155

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.



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.