



- One Bedroom
- Long Lease of 264 Years (Approx)
- Allocated Parking Space
- Close To Uxbridge
- Double Glazing

- First Floor Maisonette
- No Chain
- Communal Gardens
- Electric Heating
- EPC Rating C

A one bedroom first floor maisonette situated in a quiet residential road in Uxbridge with no upper chain and a long lease of 264 years (approx).

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 Hillingdon Hospital and Brunel University.

The property briefly comprises; well maintained communal entrance with own front door leading to hallway with entry phone system, large living room, kitchen will fitted wall and base units, double bedroom, storage cupboard and bathroom. Further benefits include; allocated parking space, communal gardens, electric heating and double glazing.

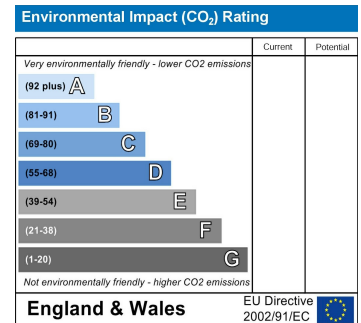
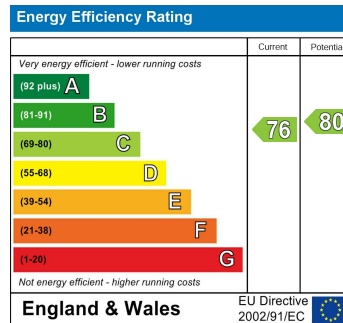
There are excellent local amenities and scenic routes nearby and you are well located for the road user with A40/M40/M25 motorway junctions a short drive away.

Leasehold: Long lease of 264 years (approx)
Ground rent: NIL
Service charge: £96.00 (approx) per month
Council Tax: Band C

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.

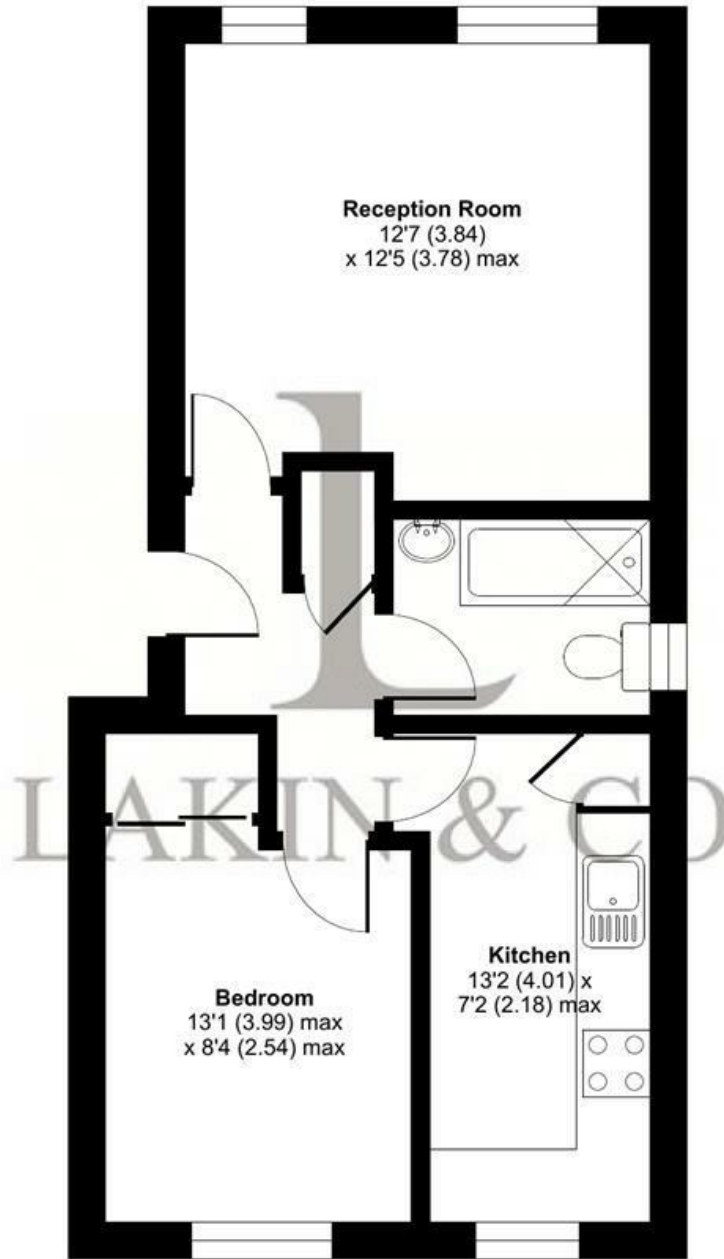
Buyers information:
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).



Clarks Drive, UB8

Approximate Area = 436 sq ft / 40.5 sq m

For identification only - Not to scale

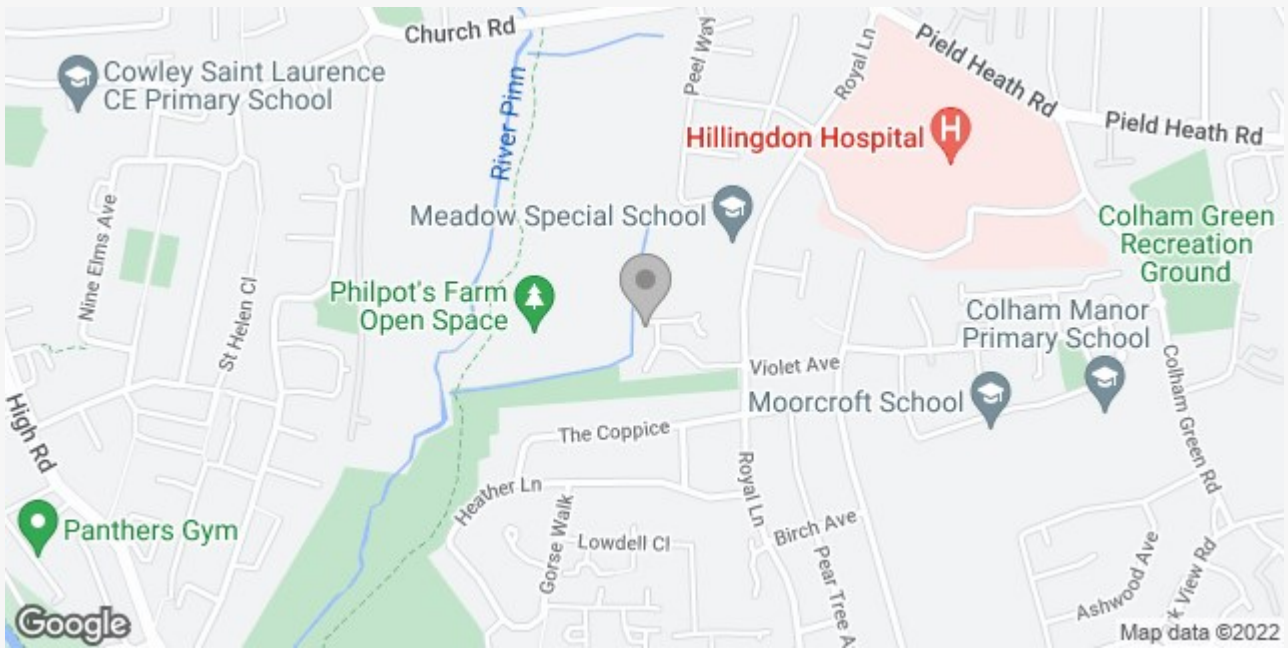


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 833318

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.