



- Two Bedrooms
- 1st Floor
- Long Lease
- Double Glazing & Gas Central Heating
- No Upper Chain
- Balcony
- Communal Gardens
- Walking Distance To Uxbridge
- Allocated Parking Bay
- EPC Rating B

A large TWO bedroom ONE bathroom first floor apartment situated in a popular development within walking distance of Uxbridge Town Centre offered to the market with NO UPPER CHAIN.

Benefits include: long lease, allocated parking, visitor bays, landscape communal gardens, close by to Uxbridge town centre, double glazing and gas central heating. This would make an ideal buy to let purchase with an attractive rental yield of 4.8%.

Keith Park Road is situated off Honeycroft Hill, within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. For the commuter the A40/M40 is also close by, as well as Hillingdon Hospital, Brunel University and Heathrow Airport. It also houses the Metropolitan and Piccadilly Lines which get you in to London within the hour.

Leasehold - 115 Years Approx
Service charge - £142.67 pcm (approx)
Ground rent - £250 p.a (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.

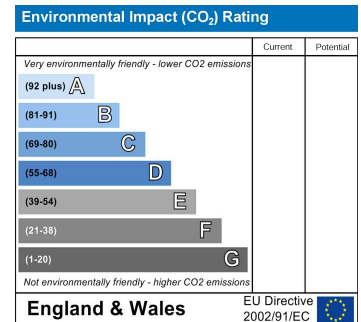
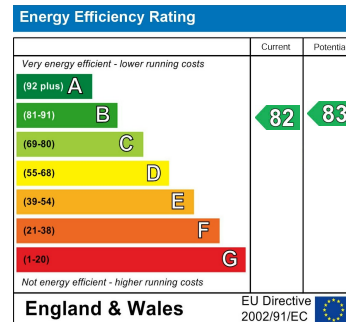
Buyers information:

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).

Referral fees:

We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and

Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Keith Park Road, Uxbridge, UB10

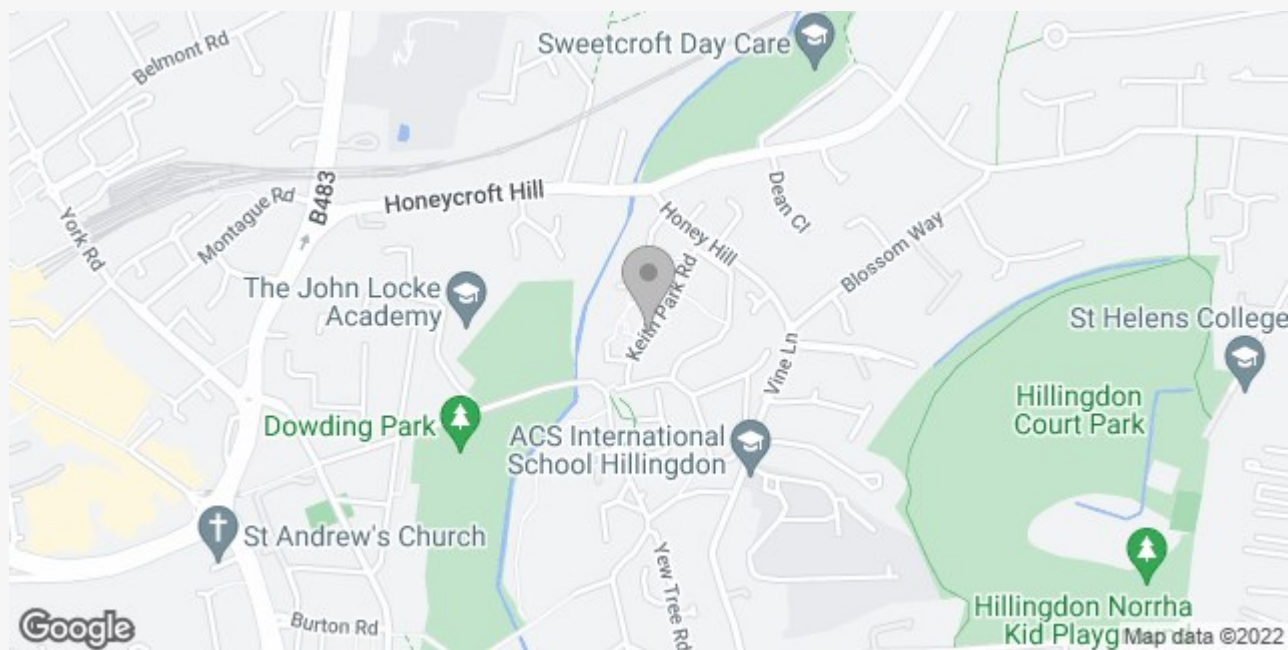
Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Lakin & Co. REF: 829429

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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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.