- No Chain
- Two Bathrooms
- Full Parade Of Shops Nearby
- Vyners School Close By
- 1150 Sq Ft

- Three Bedrooms
- 0.2m From Hillingdon Station
- North Hillingdon
- Be On M40/A40 Within 2 Minutes
- EPC Rating B

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The Property Ombudsman

This THREE Bedroom TWO Bathroom Ground floor apartment is situated in a gated development on one of North Hillingdon's most sought after roads within walking distance of Hillingdon train station (Metropolitan/Piccadilly Lines.) Offered to the market with no upper chain this spacious property boasts lots of natural light and ample internal space, for the downsizer/investor/professional first time buyer.

The property comprises; entrance hallway via video entry system, large spacious lounge, kitchen with integrated dishwasher and fridge freezer, 3 x double bedrooms with fitted wardrobes and white suite family bathroom. Benefits include allocated parking space, visitor parking, two large storage cupboards, 110 year lease, front & back communal gardens, bike storage, double glazing, gas central heating and lift access, the master bedroom has access to an en-suite.

Chestlands Court is situated off of Hercies Road in North Hillingdon which offers a variety of local shops and houses, it is 0.2m from Hillingdon Train Station (Metropolitan/Piccadilly Lines) which will take you into London within the hour. For the motorist you are a stones throw away from the A40/M40/M25 with swift access to London & home counties. Uxbridge Town Centre is nearby offering two shopping malls, bars, restaurants & coffee shops.

This property is also situated in close proximity to Vyners Secondary School and benefits from the use of communal gardens.

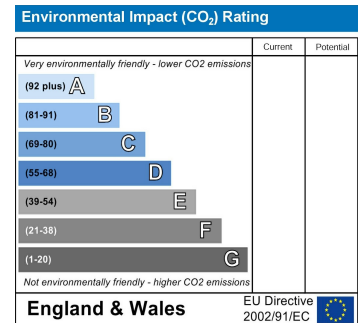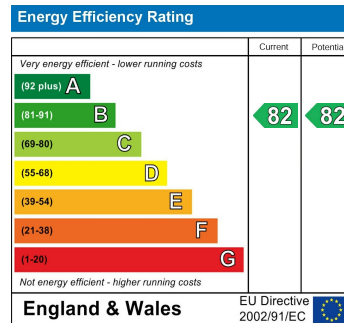Tenure: Leasehold 110 Years (approx)
Service Charge: £3,000 P.A (approx)
Ground Rent - £250 P.A
This ground rent is potentially subject to review over time and may change.
Service charge review date = November each year
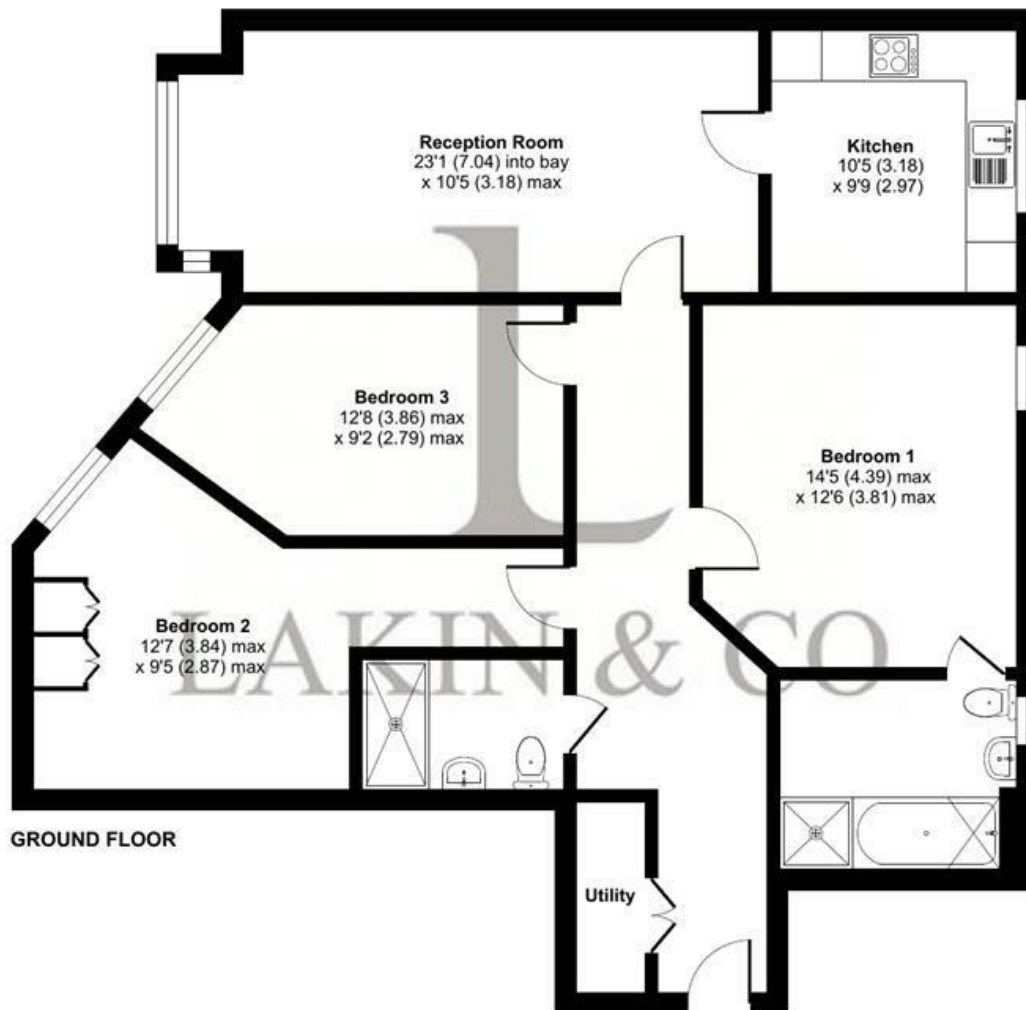Ground rent review date = every 25 years next in 2032

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Hercies Road, Uxbridge, UB10

Approximate Area = 1158 sq ft / 108 sq m

For identification only - Not to scale

N

Reception Room
23'1 (7.04) into bay
x 10'5 (3.18) max

Kitchen
10'5 (3.18)
x 9'9 (2.97)

Bedroom 3
12'8 (3.86) max
x 9'2 (2.79) max

Bedroom 1
14'5 (4.39) max
x 12'6 (3.81) max

Bedroom 2
12'7 (3.84) max
x 9'5 (2.87) max

GROUND FLOOR

Utility
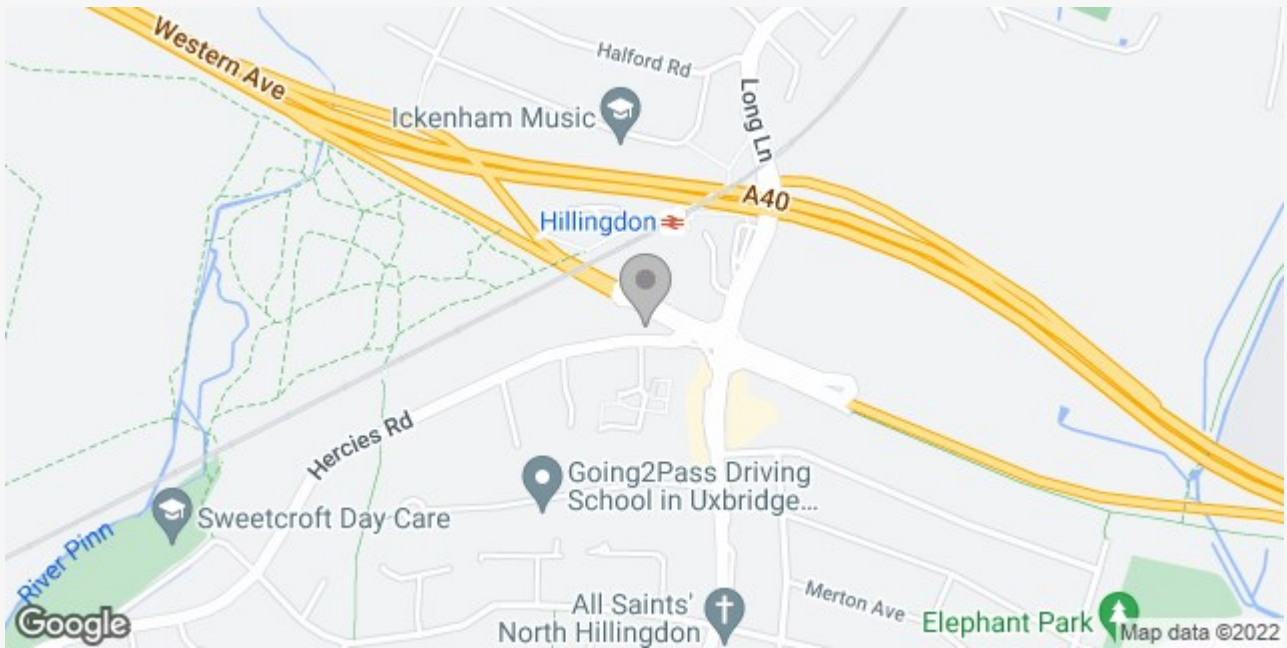
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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.