



- TWO Bedrooms
- Second Floor
- Short Stroll To Uxbridge Underground Station
- Long Lease
- Gas Hob & Heating

- TWO Bathrooms
- Excellent Internal Condition
- Juliet Balcony With Green Peaceful Outlook
- Allocated Parking
- EPC Rating B

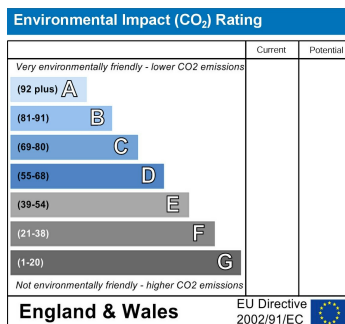
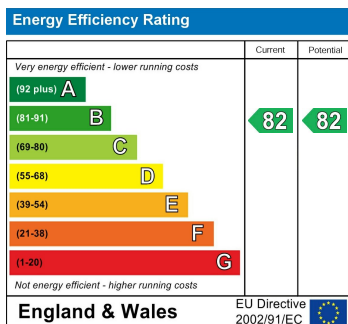
Offered to the market by Lakin & Co is this TWO double bedroom TWO bathroom well presented second floor apartment located in a modern development close by to Uxbridge town centre and tube station. The apartment has an abundance of usable space and would suit someone looking to get on the property ladder or as an investment to rent out, if you were looking to rent it out you would achieve circa £1300 per calendar month giving you a yield of circa 4.8%

Briefly comprising; entrance hallway with doors leading to a large lounge/diner with Juliet balcony, modern fitted kitchen with wall and base units, master bedroom with own en suite, second bedroom and a white suite family bathroom. Benefiting from; allocated parking space, additional storage, loft space, intercom system, double glazing & gas central heating.

The property is situated in a quiet residential development close by to Uxbridge town centre that offers access to two shopping centres, restaurants, bars, coffee shops and supermarkets. It also houses the Metropolitan/Piccadilly lines which get you in to London within the hour. For motorist the M/A40 and M25 are within a short drive. Heathrow airport is a 17 minute drive away, and Hillingdon Hospital can be reached in under 10 minutes.

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.

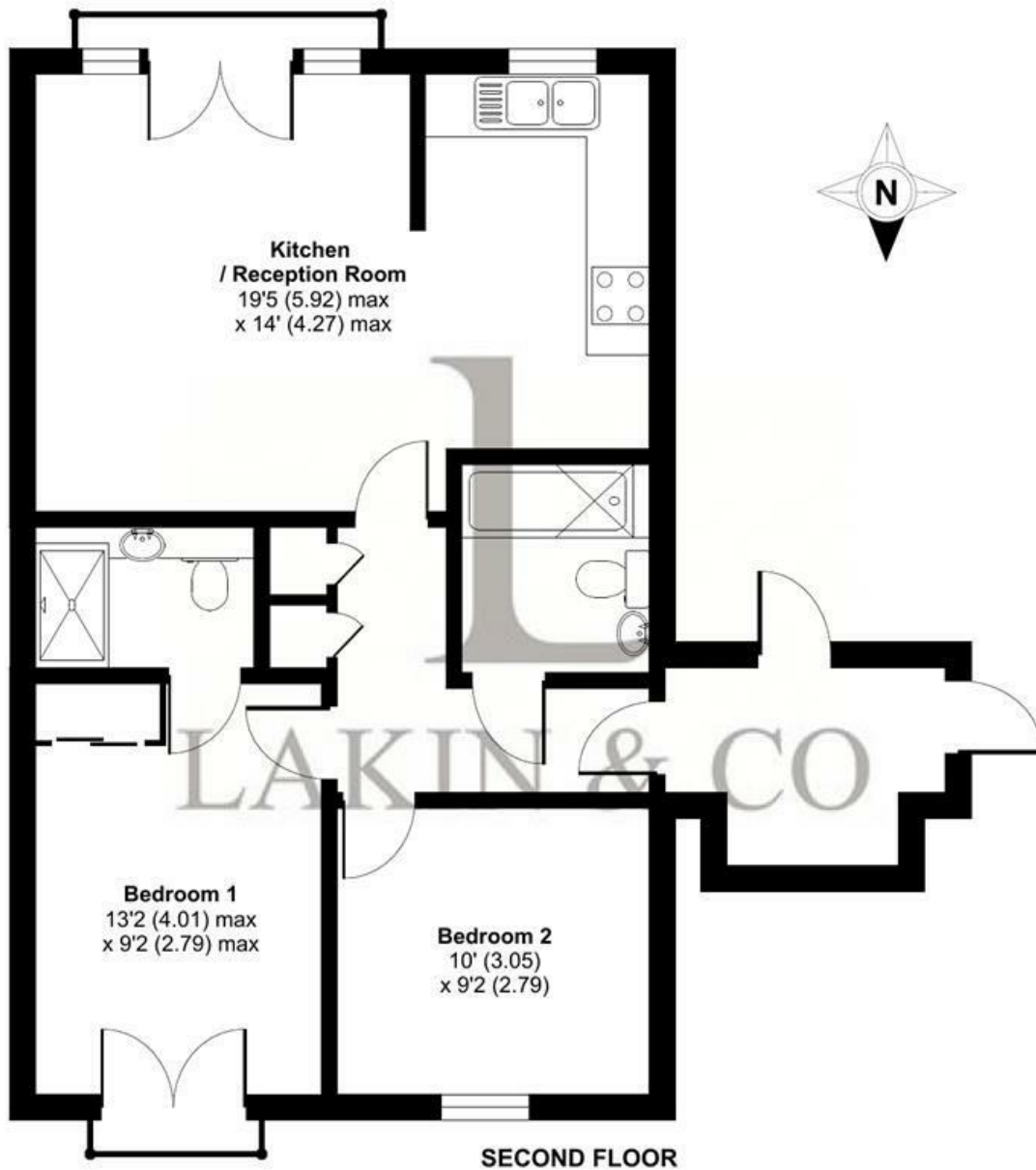
114 years lease (approx)
£1,650 service charge & building insurance per annum (approx)
£500 PA Ground rent (approx)



Crosby Gardens, Uxbridge, UB8

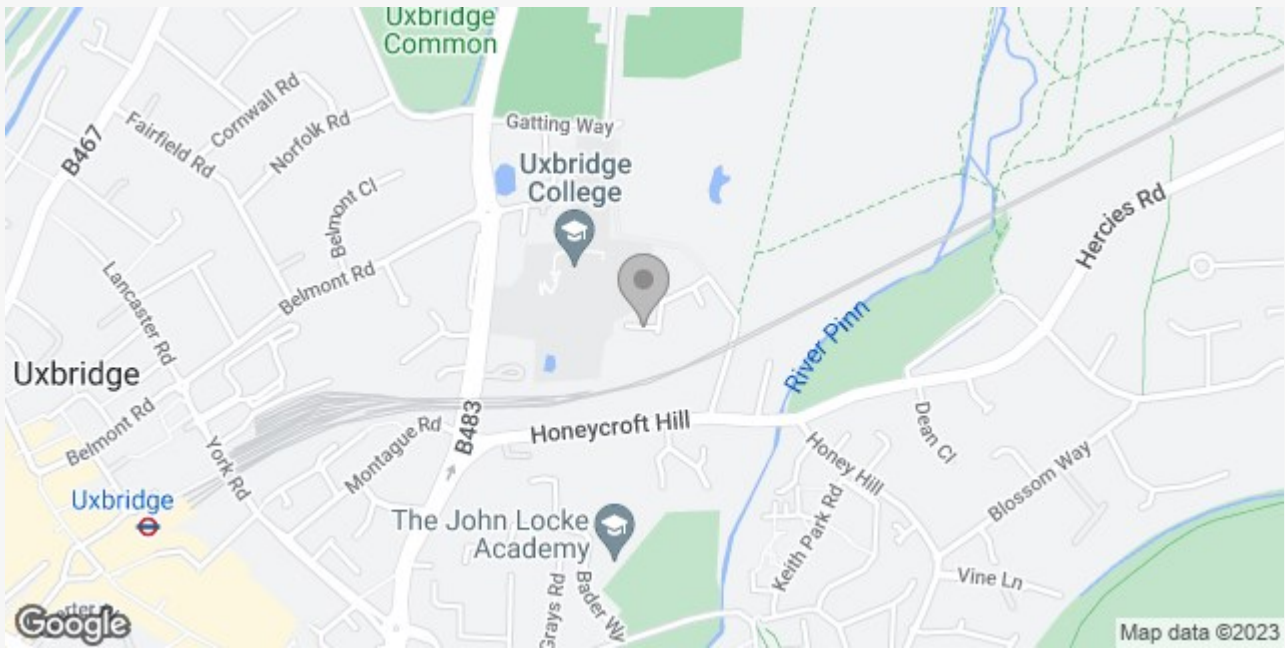
Approximate Area = 692 sq ft / 64.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nñhecom 2022. Produced for Lakin & Co. REF: 856070.

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.