



- TWO Bedrooms
- Walking Distance To Town Centre
- Long Lease
- Permit Parking
- Communal Gardens

- Ground Floor
- Close to Transport Links
- Ideal For Investors
- No Upper Chain
- EPC Rating D

A well located TWO bedroom ground floor flat, set within quiet residential cul-de-sac close to Uxbridge Town Centre with the benefit of being sold with no upper chain. The property features; a generous sized lounge, fitted kitchen, double bedroom, single bedroom and modern bathroom. Further benefits include; Entryphone system, electric heating and well maintained communal gardens.

Located within a short walk of Uxbridge Station (Metropolitan/Piccadilly) and the town centre, an area offering plenty of shops, restaurants, bars and other leisure activities including Hillingdon Sports & Leisure Complex, as well as access to the M40/M25/M40 for those commuting to surrounding areas.

Leasehold years remaining: 121 (approx)

Service charge: £960 PA (approx)

Ground Rent: £295 PA (approx)(review in March 2044)

Local Authority: Hillingdon Council

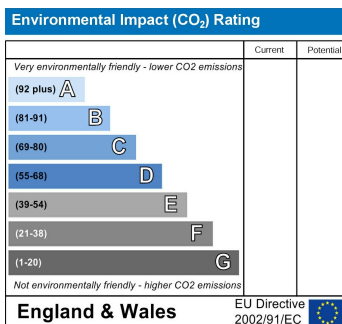
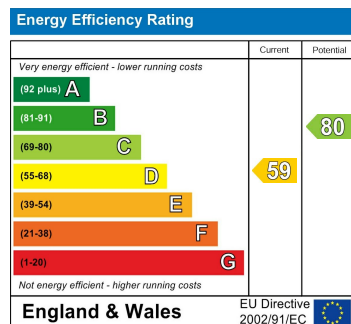
Council Tax Band: D

\*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).

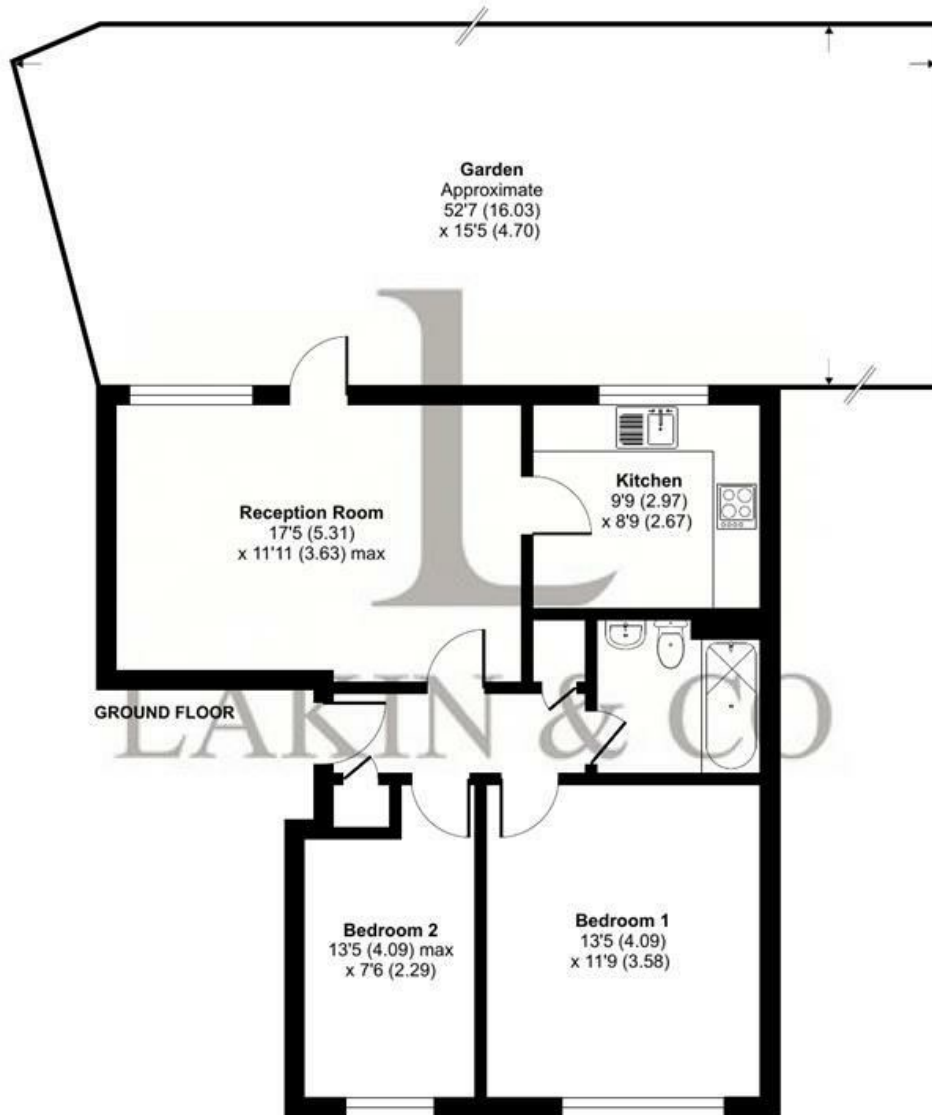




## Blackmore Way, Uxbridge, UB8

Approximate Area = 666 sq ft / 61.8 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). © nichecom 2022. Produced for Lakin & Co. REF: 875937

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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