



- TWO Bedrooms
- Long Lease
- Allocated Parking
- 825 Sq Ft.
- Good Internal Conditon

- TWO Bathrooms
- Uxbridge Town Centre Location
- No Chain
- Private Outdoor Space
- EPC Rating C

A luxury TWO bedroom TWO bathroom ground floor apartment located within walking distance of Uxbridge Town Centre, offered to the market with NO UPPER CHAIN.

This bright and larger than average property offers contemporary living and would suit the first time buyer, investor or downsizer. The property has an abundance of usable space as well as benefiting from a long lease. It briefly comprises; entrance hall way, modern kitchen with integrated white goods, lounge with patio doors leading to private patio, TWO double bedrooms with en-suite to master bedroom and family bathroom.

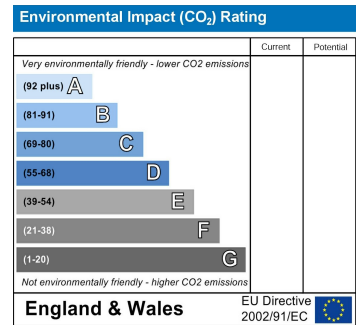
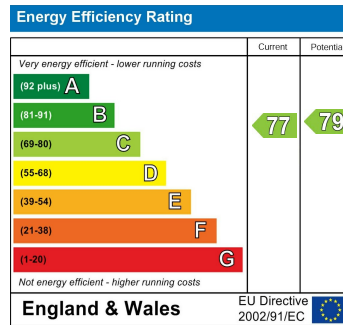
The property additionally benefits from; gas central heating, double glazing, entry phone system, allocated parking and private patio. Within close proximity of Uxbridge Tube station (Metropolitan & Piccadilly Lines) and motorway junctions A40/M40/M25 providing easy access into London and surrounding counties.

Blythewood Court is a peaceful and quiet, well maintained block of apartments located on Waterloo Road, which is circa a 15 minute walk from Uxbridge Town Centre and Underground Station, other notable inclusions are that the property sits a short distance to both Brunel University, Hillingdon Hospital and Heathrow Airport. There are not many apartments making up the block as it seemed the developer favoured offering internal space and good quality of life for the residents.

Call us today to arrange a viewing!

Tenure: Leasehold
 Years Remaining: 111 years (approx.)
 Annual Ground Rent: £275 PA - Reviewed in June 2023
 Service Charge: £1043 PA (approx.) - Reviewed in December 2022
 Council Tax Band: C
 Local Authority: Hillingdon Council

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



Waterloo Road, Uxbridge, UB8

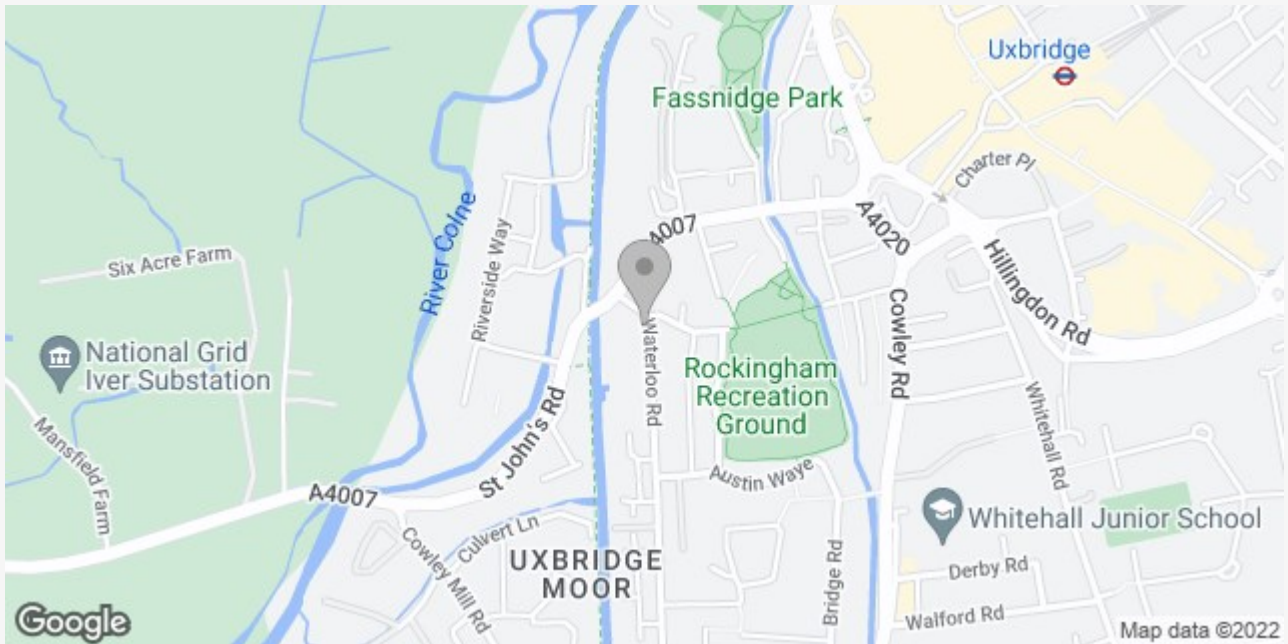
Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Lakin & Co. REF: 878334

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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