



- Two Bedrooms
- Allocated Parking
- Great Location
- Gas Central Heating
- EPC Rating C

- Two Bathrooms
- No Upper Chain
- Entry Phone System
- Double Glazing

A two bedroom two bathroom, top floor apartment located in a modern development close to Uxbridge Town Centre with no upper chain!

The property comprises; large lounge with Juliet balcony, two double bedrooms with en-suite and fitted wardrobes to master, modern open plan fitted kitchen and part tiled family bathroom with shower.

Benefitting from; allocated parking, cycle shed, gas central heating, double glazing and entry phone system. Within walking distance of Uxbridge Town Centre and tube and close to A40/M40/M25 motorway junctions.

\*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.\*

112 years lease (approx)  
£1615.17 PA Service Charge  
£500 PA Ground rent - Reviewed in 2030

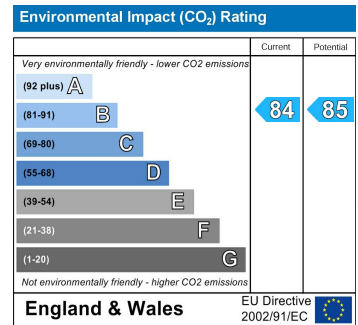
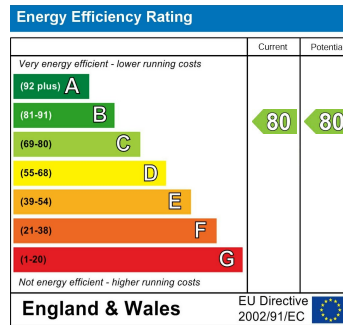
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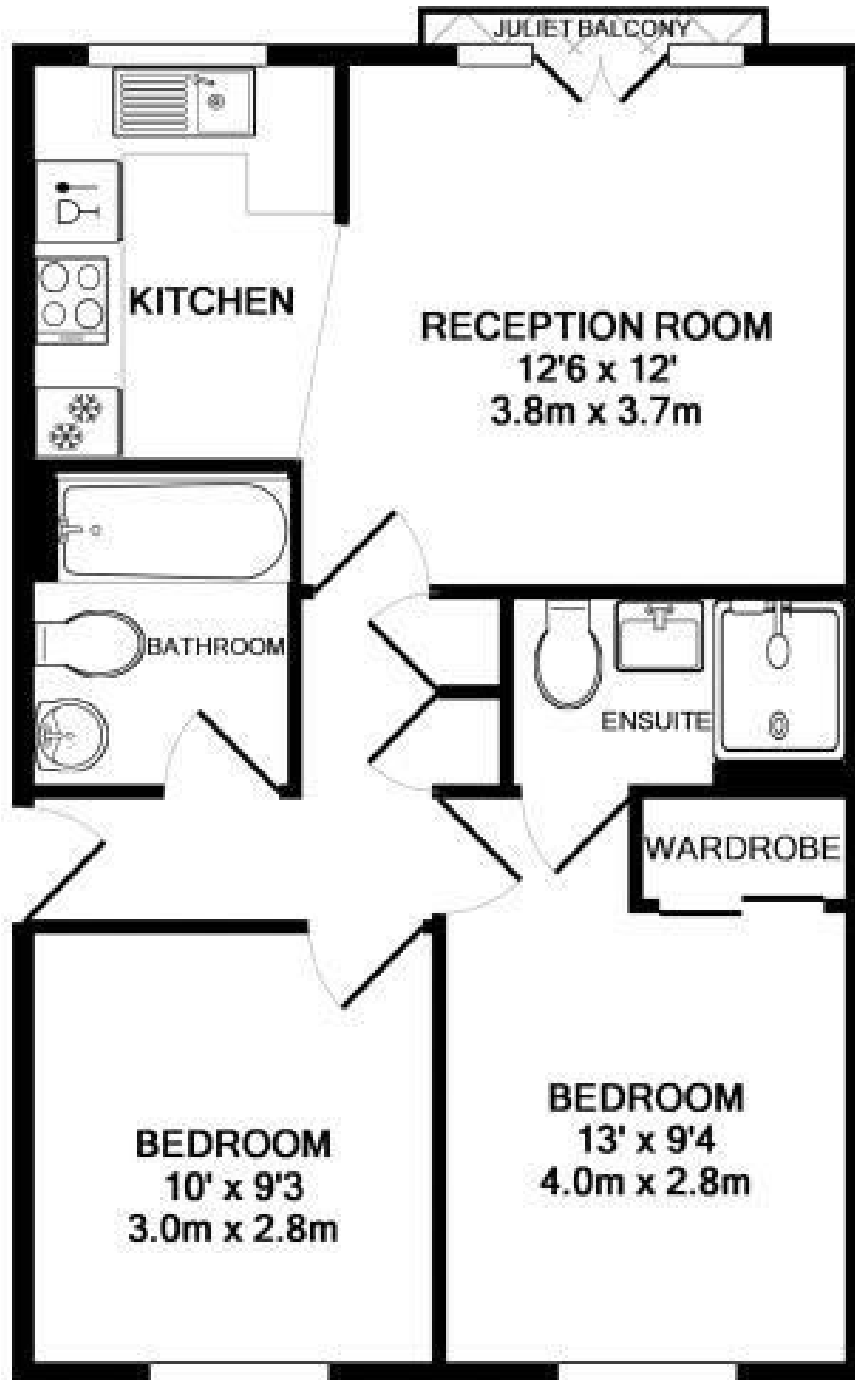
Disclaimer:

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:

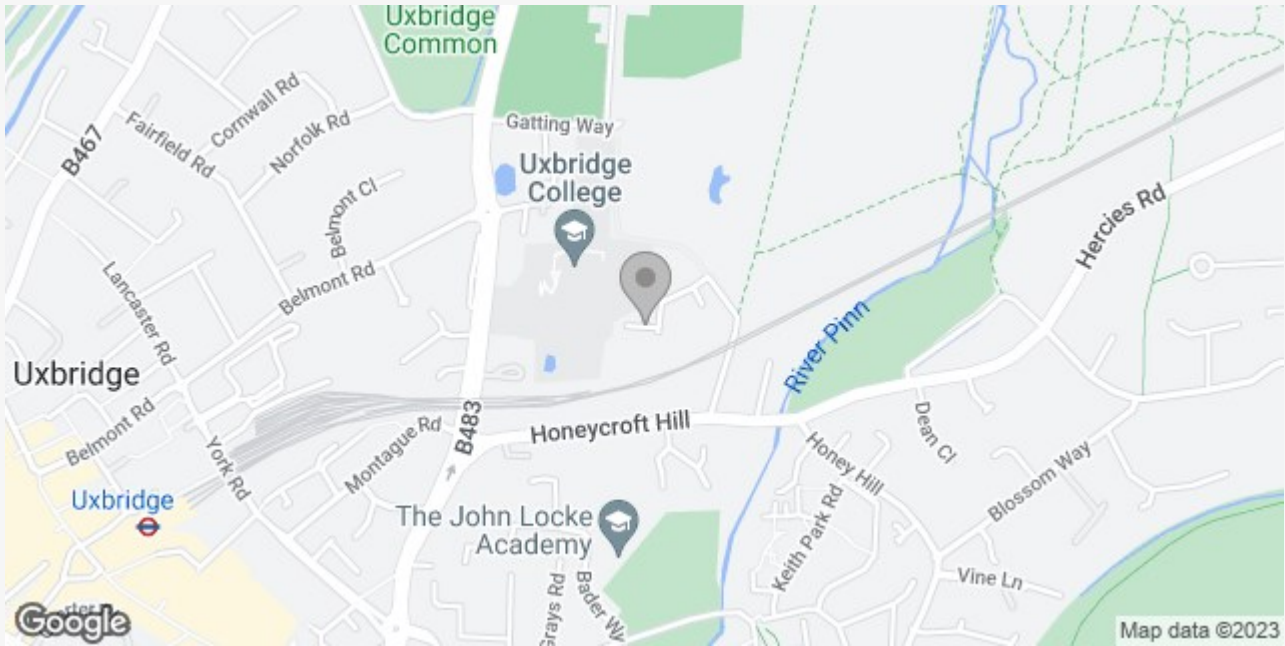
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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