



- TWO Bedrooms
- No Upper Chain
- Good Order Throughout
- Double Glazing
- EPC Rating C
- Ground Floor
- Allocated Parking Space
- Walking Distance To Uxbridge Town Centre
- Gas Central Heating & Double Glazing

A large TWO bedroom ground floor apartment situated in a popular development within walking distance of Uxbridge Town Centre offered to the market with NO UPPER CHAIN.

Briefly comprising; entrance hall with a large storage cupboard, hallway with two further cupboards, two double bedrooms both with fitted wardrobes, bathroom with shower, large lounge with door leading to small patio and communal gardens and a modern fitted kitchen.

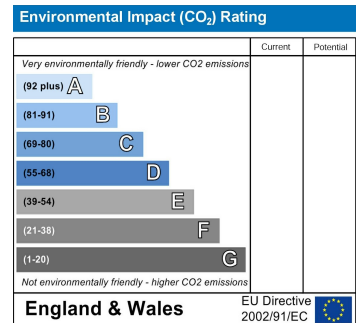
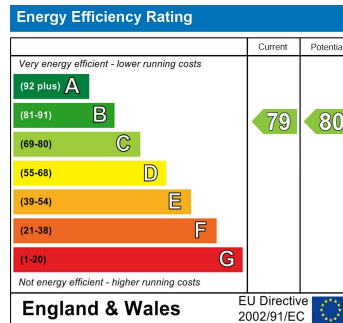
Further benefits include: a long lease, video entry phone system, allocated parking, visitor bays, landscaped communal gardens, close to Uxbridge town centre, double glazing and gas central heating.

Keith Park Road is situated off Honeycroft Hill, within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. For the commuter the A40/M40 is also close by, as well as Hillingdon Hospital, Brunel University and Heathrow Airport. Green flag award winner Dowding Park and the well regarded John Locke Academy a short walk away.

Price: Guide Price £320,000  
 Tenure: Leasehold  
 Lease Remaining: 112 years approx.  
 Service Charge: £1,688 p.a approx. (reviewed yearly in March)  
 Ground Rent: £250 p.a approx.  
 Local Authority: Hillingdon  
 Council Tax Band: A

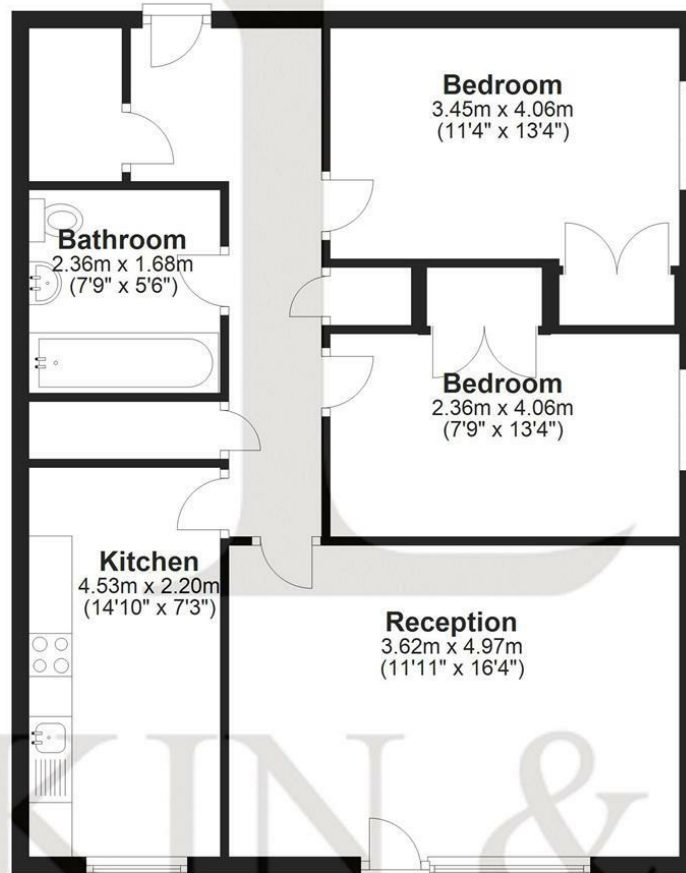
Disclaimer:  
 These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

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)



**Ground Floor**

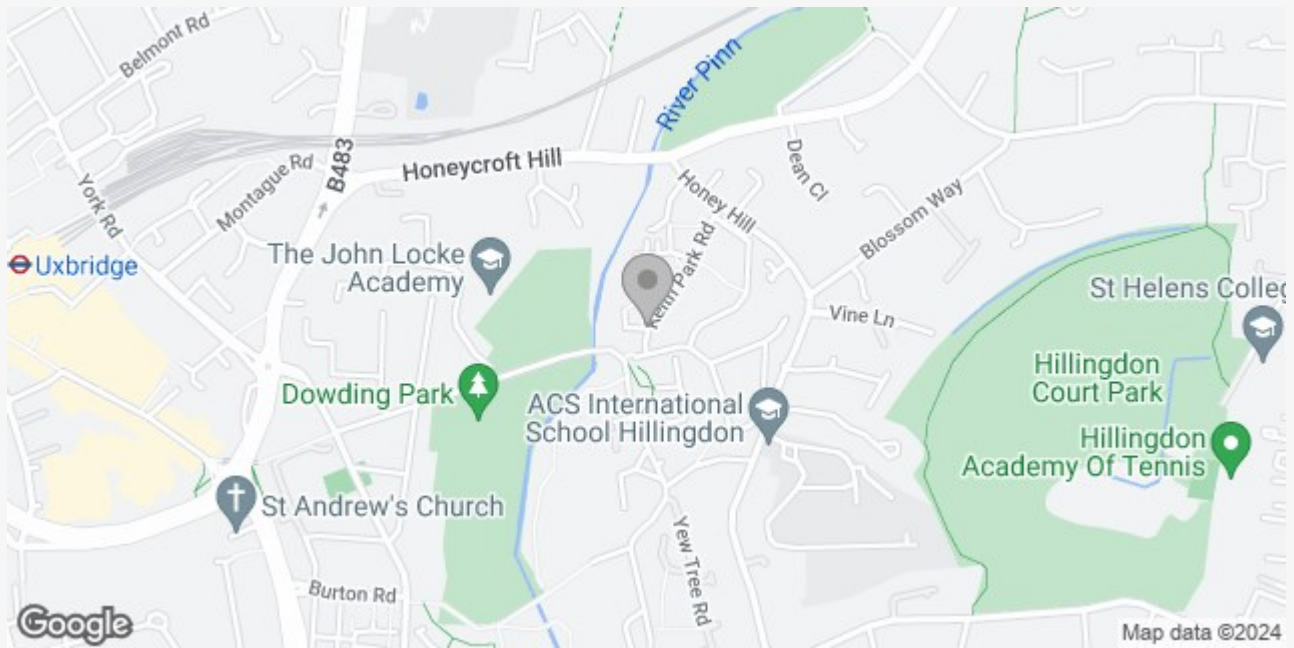
Approx. 71.0 sq. metres (764.5 sq. feet)



Total area: approx. 71.0 sq. metres (764.5 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

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.