



- Two Bedroom
- Ground Floor
- Allocated Parking Space
- Walking Distance To Uxbridge Town Centre
- Gas Central Heating
- Two Bathroom
- No Upper Chain
- Great Location
- Double Glazing
- EPC Rating C

A TWO double bedroom TWO bathroom well presented GROUND 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.

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, 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.

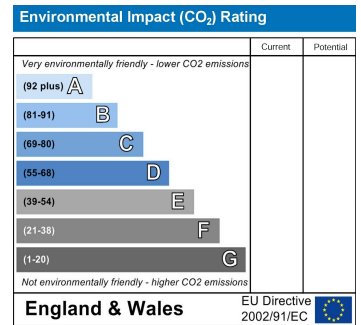
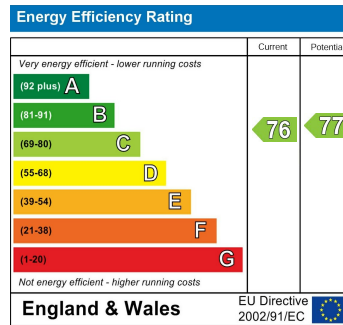
Leasehold - 111 years lease (approx.)  
 Service Charge - £155pcm (approx) due to be renewed Jan 2025  
 Ground rent £500 Per year paid on the 1st Jan. Ground rent is due to go up £250 every 10 years.  
 Hillingdon Council  
 Council Tax Band D

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:

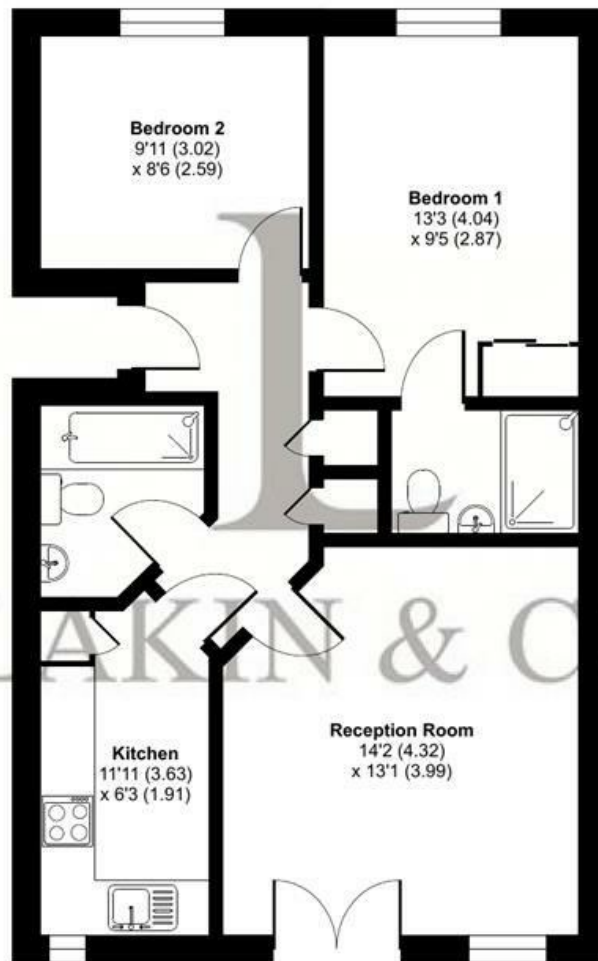
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).



### Lindie Gardens, Uxbridge, UB8

Approximate Area = 626 sq ft / 58.2 sq m

For identification only - Not to scale

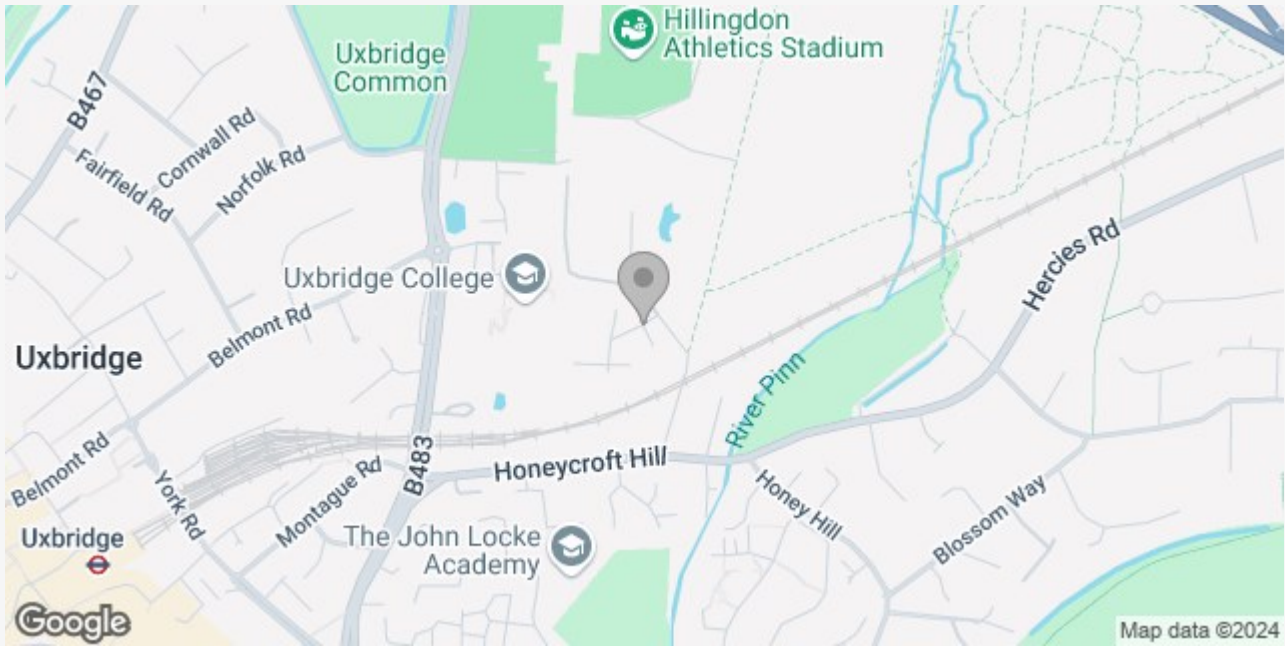


**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1138625

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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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.