



- Two Bedrooms
- Second Floor
- Long Lease
- No Upper Chain
- Gas Central Heating

- Two Bathrooms
- Private Balcony
- Allocated Parking
- Double Glazing
- EPC Rating C

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

The property briefly comprises: entrance hallway with a cloakroom to the left hand side, with doors leading to 16ft reception room with, access to private balcony, modern fitted kitchen with wall & base units, master bedroom with access to en suite shower room, second bedroom and white suite family bathroom.

Martin Close is situated off Hillingdon Road, 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.

Guide Price: £335,000  
 Tenure: Leasehold  
 Lease Remaining: 114 years approx.  
 Service Charge & ground rent combined: £167.64 per month - Renewal date - April each year  
 Local Authority: Hillingdon  
 Council Tax Band: C

Internet Speed: Download - (up to) Standard 8 Mbps  
 Upload - (up to) 0.8 Mbps

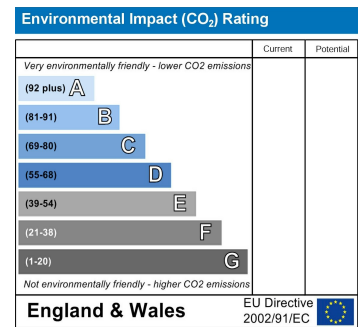
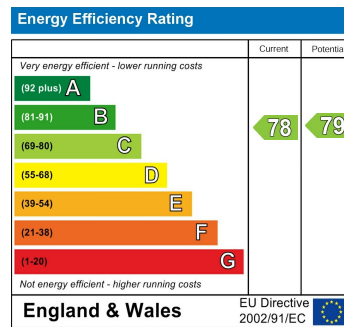
Mobile Coverage (Indoor):  
 Voice  
 EE - Likely  
 Three - Limited  
 O2 - Likely  
 Vodafone - Likely

Data  
 EE - Likely  
 Three - Limited  
 O2 - Limited  
 Vodafone - Likely

\*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

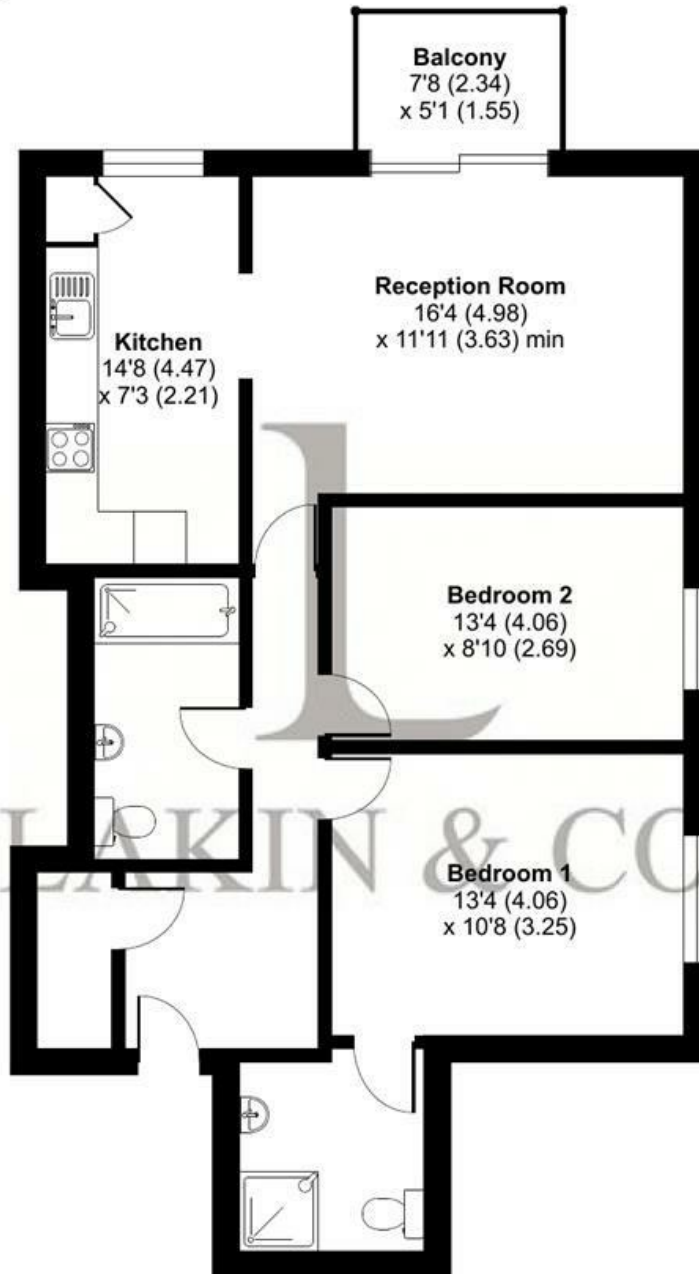
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### Martin Close, Uxbridge, UB10

Approximate Area = 827 sq ft / 76.8 sq m

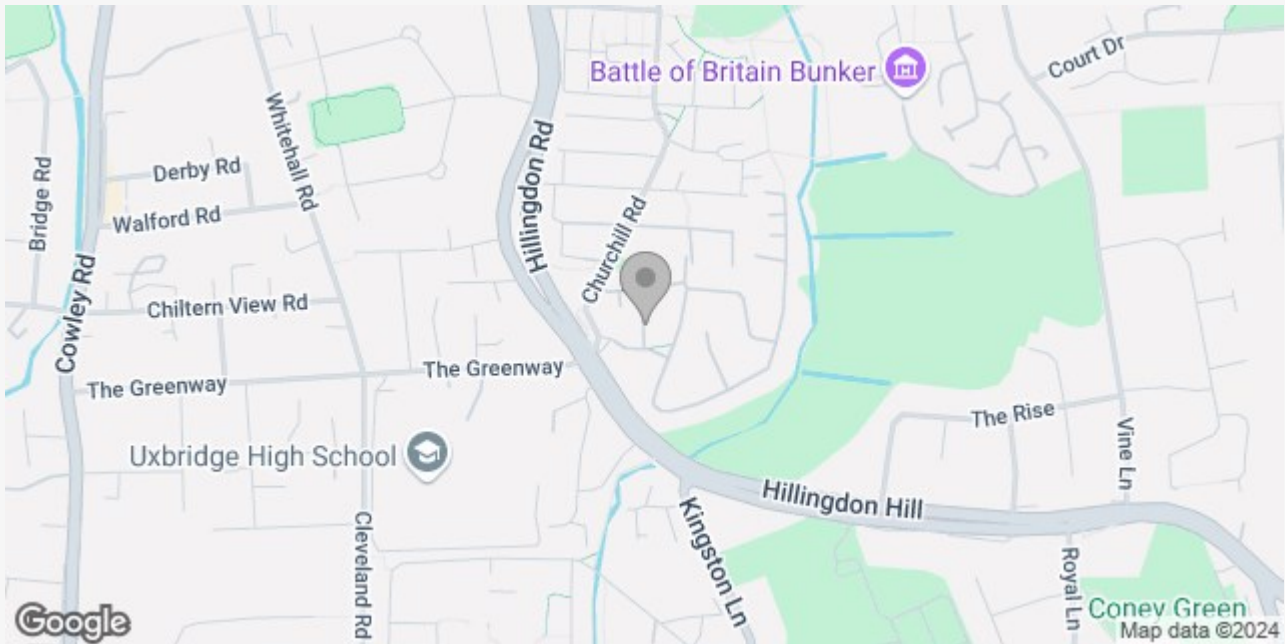
For identification only - Not to scale



**SECOND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lakin & Co. REF: 1225558

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