LAKIN & CO

1 Bedroom Studio | 1 Bathroom | 1 Reception

2 Harefield Road, Uxbridge UB8 1GW

Guide Price £250,000

- A Modern Studio Apartment
- Uxbridge Town Centre
- Roof Garden
- Lift Access
- 0.2 Approx Miles From Tube Station
- Sixth Floor
- Private Balcony
- Tenant In Situ
- Video Entryphone
- EPC Rating B

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

naea | propertymark PROTECTED
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The Property Ombudsman

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A modern studio apartment set in the heart of Uxbridge Town Centre. An ideal investment property with a tenant in situ.

The property briefly comprises; communal entrance hall, entrance hallway with cupboard, open plan kitchen, lounge with doors leading to a private balcony, bathroom with walk-in shower and a spacious bedroom area with window providing space for a double bed.

Further benefits include; lift access, video entry phone system and residents' roof garden on the 4th floor.

Panorama Apartments is just a few minutes' walk from Uxbridge station with its Metropolitan and Piccadilly line services to central London. Baker Street can be reached in as little as 36 minutes. Also within easy access to Heathrow Airport, less than 6 miles away, while the A40, M40 and M25 are close by.

Viewing by appointment only.

Guide Price: £250,000
Tenure: Leasehold 122 Years remaining (approx)
Service charge - £680.59 taken twice a year (approx)
Ground Rent - £270.00 per annum (approx)
Local Authority: Hillingdon
Council Tax Band: C

Mobile Coverage (Indoor):
Voice & Data

EE - Likely
Three - Likely
O2 - Likely
Vodafone - Likely

Broadband
Up to Superfast 80 Mbps d/l and 20 Mbps u/l

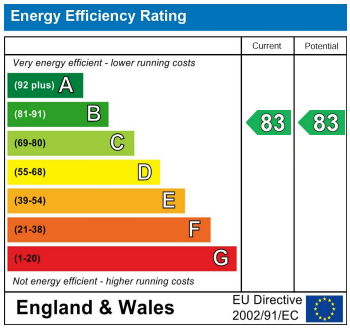
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

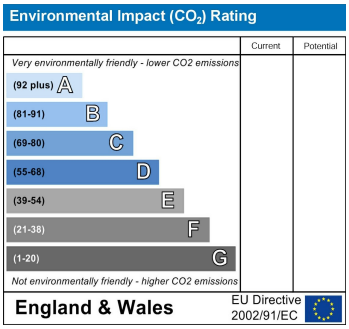
Disclaimer:

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.

Buyer's 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).





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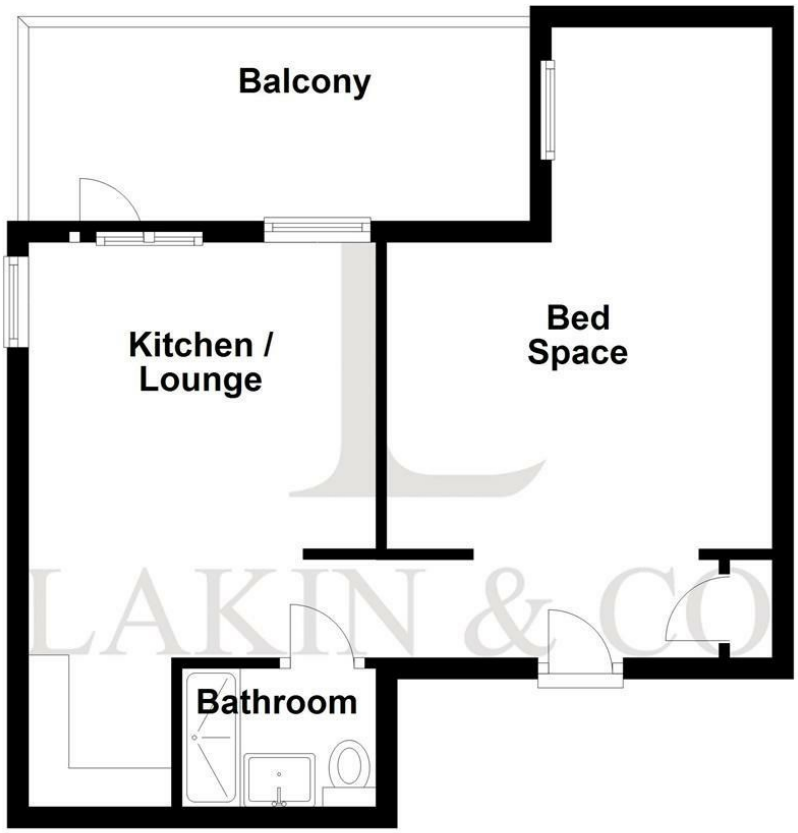
Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 36.0 sq. metres (387.4 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.

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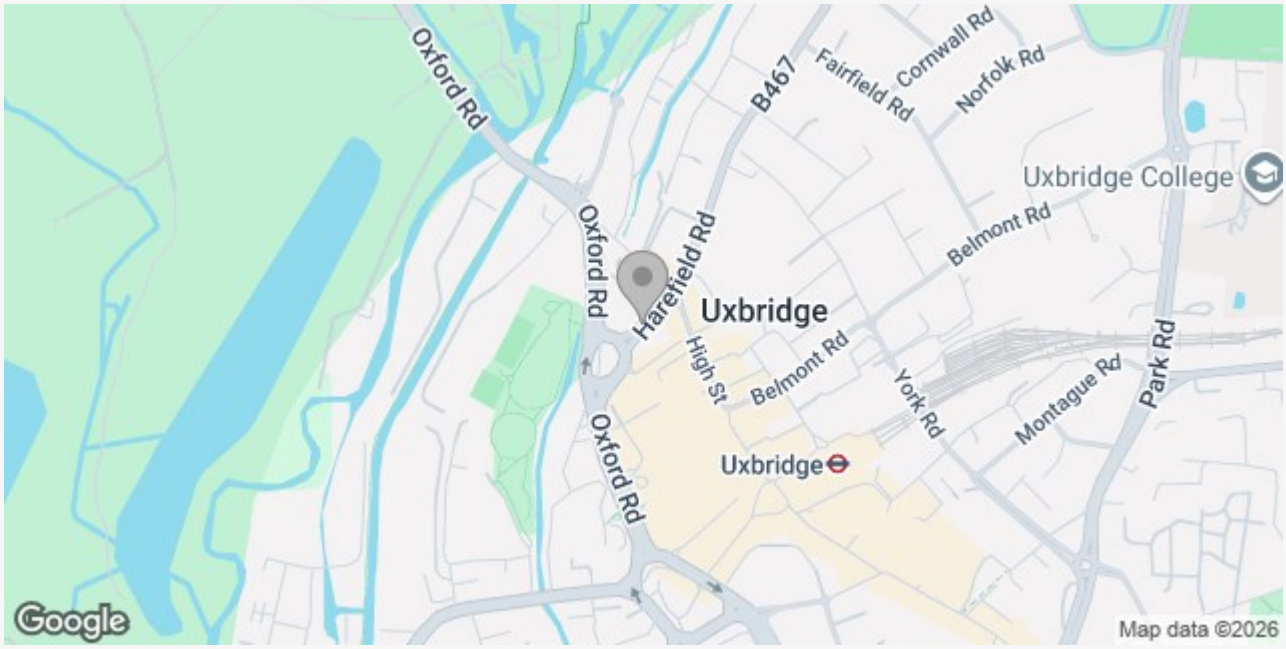

rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

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.

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