LAKIN & CO

1 Bedroom Flat - Ground Floor | 1 Bathroom | 1 Reception

Bawtree Road, Uxbridge UB8 1PT

Guide Price £259,950









- ONE Bedroom Flat
- Uxbridge Town Centre
- Modern Fitted Kitchen
- Electric Heating
- Communal Gardens
- Ground Floor
- Quiet Cul-De-Sac
- Bathroom With Shower
- Entryphone System
- EPC Rating D

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
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A well presented ONE bedroom ground floor flat situated in the heart of Uxbridge Town Centre. Located off Harefield Road in a quiet cul-de-sac in Bawtree Road which is on one of North Uxbridge's most desirable roads the property is being sold with no onward chain.

Ideal for first time buyers or investors the property briefly comprises communal entrance, entrance hall, large double aspect living room/dining room with access to patio and garden via patio doors, modern fitted kitchen, large double bedroom and a white bathroom suite with an overhead shower.

Set amongst well maintained landscaped grounds, with lots of greenery and private access. There is also on street residents permit parking available and the property itself also benefits from; electric heating, double glazing and entry phone system.

Conveniently placed just moments from the Town centre with Uxbridge tube station (Metropolitan and Piccadilly Lines) and for the motorist the A40/M40/M25 is within close proximity, providing easy and direct access into central London and surrounding Home Counties. Uxbridge not only boasts two shopping centres, local bars/restaurants and transport links, but also offers great sports facilities with Uxbridge sports and leisure complex with an Olympic outdoor pool nearby.

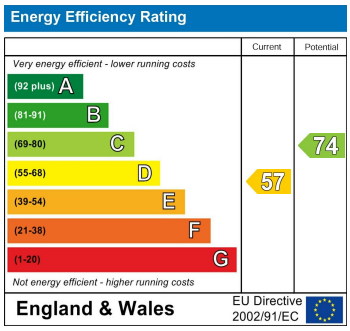
Viewing by appointment only.

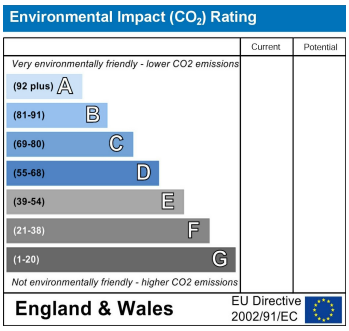
Tenure: Leasehold
Lease Remaining: 119 Years (approx)
Service Charge: £100 p.m (approx)
Ground Rent: £295 p.a (approx)
Local Authority: Hillingdon
Council Tax Band: C

Internet: Superfast D/L 58 Mbps U/L 10 Mbps

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

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.

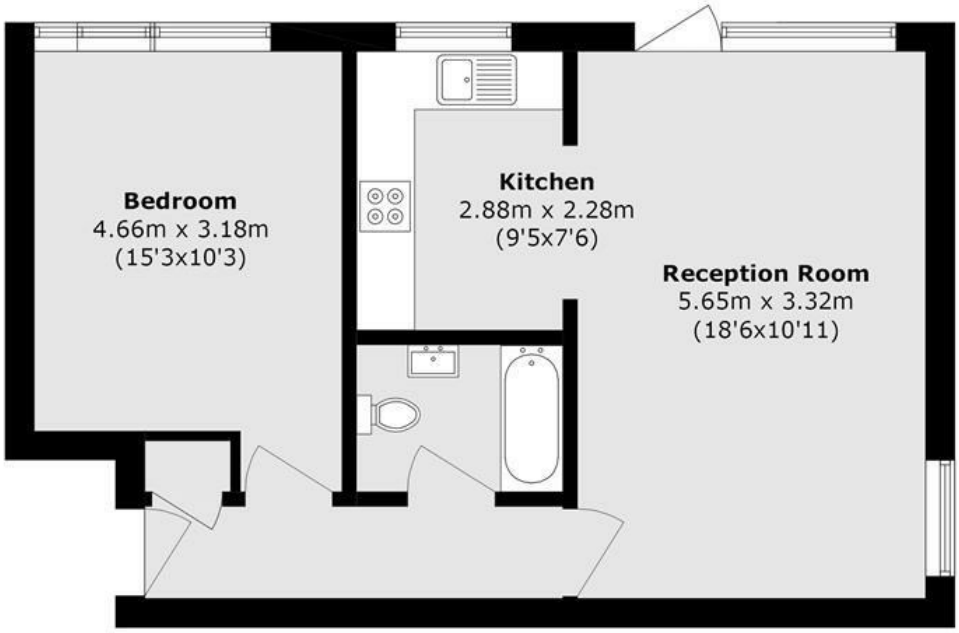




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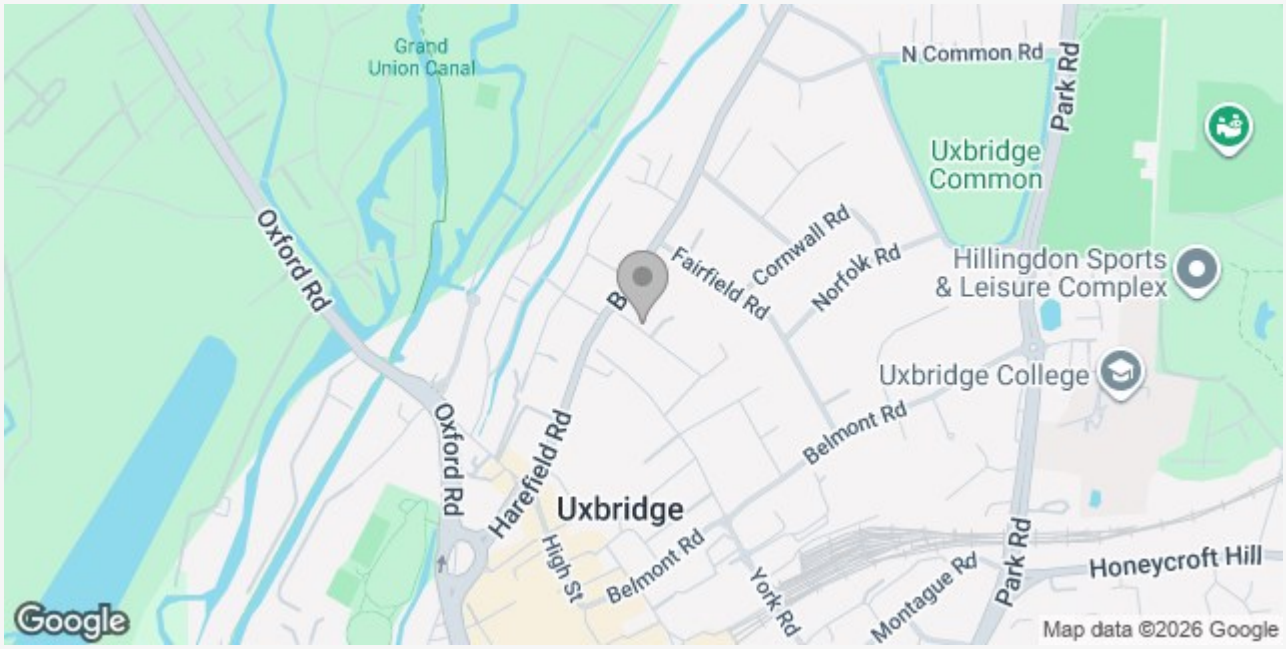
Total area (approx.): 50.1 sq. m (539.3 sq. ft)

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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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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