

# Cameron



## Packet Boat Lane, Uxbridge, UB8 2JT

- Third floor apartment
- Gated Development
- No upper chain
- Underfloor Heating
- Engineered oak flooring
- Private balcony
- Allocated parking
- Daytime Concierge
- One bedroom
- Convenient location

**Asking Price £300,000**

Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895 252000

[www.cameron.co](http://www.cameron.co)



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Positioned on the third floor of this modern development this stylish one bedroom apartment has the benefit of a private balcony and allocated parking.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with built in storage cupboard, open plan living space with patio doors opening onto a private balcony, the kitchen is fitted with integrated appliances, and a range of storage units, stone work work surfaces, there is a double bedroom and tiled shower room with an enclosed shower cubicle, wash basin and w.c.

**Outside**

There are attractive communal gardens that lead to the Grand Union Canal and allocated parking.

**Situation**

Union Park is well placed to maximise on the Crossrail impact, with West Drayton forecast to be among the top three house price growth zones along the Elizabeth Line.

Residents at Union Park enjoy fast connectivity by all forms of public transport, with direct road and rail routes into central London, Reading and further afield. West Drayton station is operated by First Great Western railway, with services to Paddington, Reading and Oxford, while nearby Uxbridge has Metropolitan and Piccadilly line services linking to the Capital's entire tube and mainline network.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

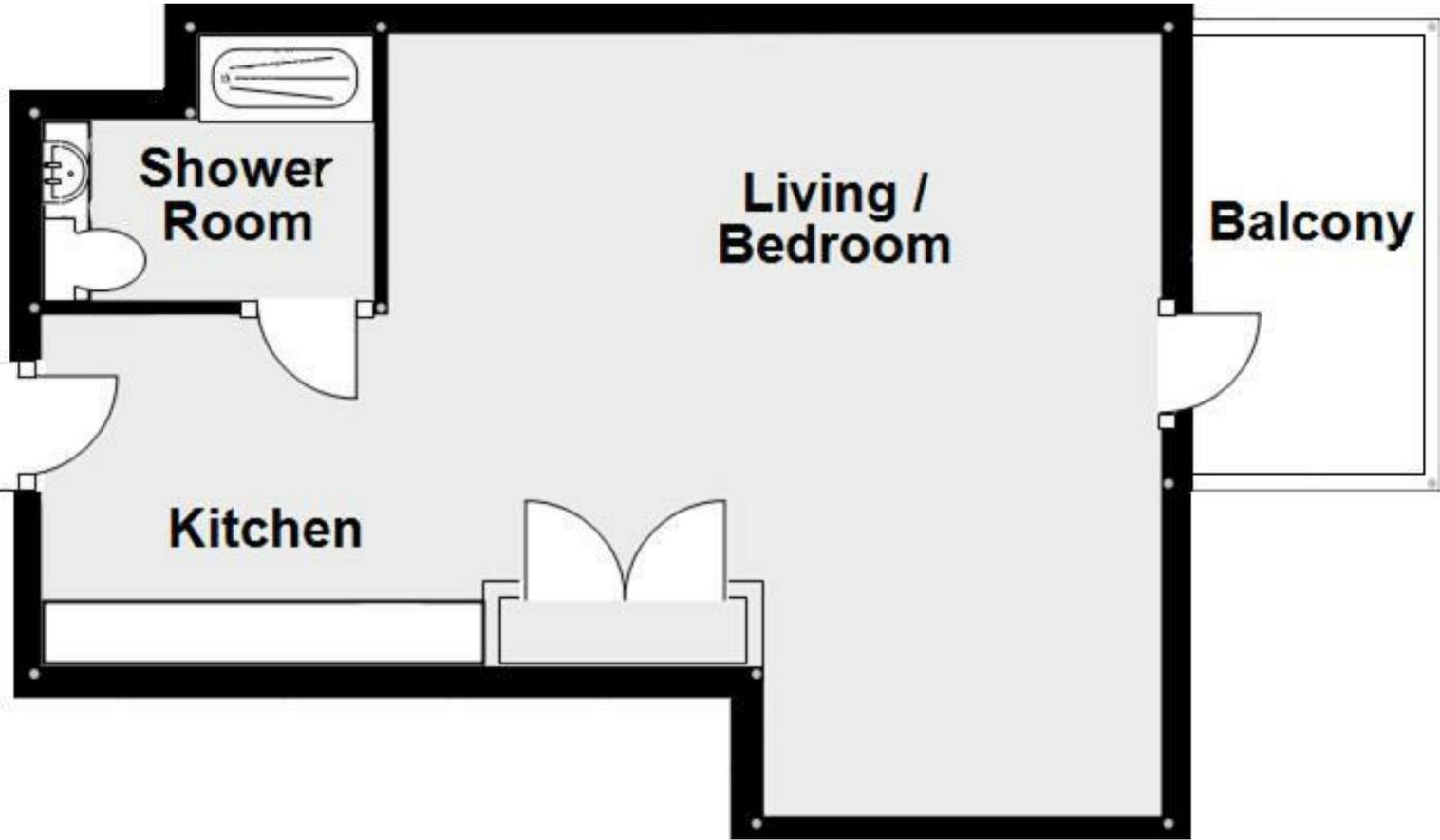
Lease term:

Service charge: TBC

Ground rent: TBC

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract



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