



Iffley Close, Uxbridge, UB8 1TS

- Modern ground floor apartment
- En-suite shower room
- Communal garden
- No upper chain
- Prime location
- Allocated parking
- Moments from the town centre
- Very well presented.

Asking Price £359,950

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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

With a large en-suite main bedroom and second bedroom/study this ground floor apartment is offered for sale with no upper chain.

Accommodation

Providing accommodation that briefly comprises, entrance hall, spacious open plan reception room, fitted kitchen with a range of white gloss storage units and drawers, integrated fridge freezer and washing machine, work surfaces with inset sink and electric hob with an extractor hood above and electric oven below, the main bedroom has double doors that open onto the rear garden and also an en-suite shower room with an enclosed shower, wash basin and WC, there is a second single bedroom/study and main bathroom with an enclosed bath, wash basin and WC.

Outside

To the rear of the property there is communal garden which can be accessed directly from the property.

There is also an allocated parking space to the rear of the property.

Situation

Iffley Close is just a short stroll from Uxbridge town centre and station with its Metropolitan and Piccadilly line services to the heart of the capital.

Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

For the motorist the A40 and M25 are a short drive away.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band:

Lease term: Approximately 117 years unexpired

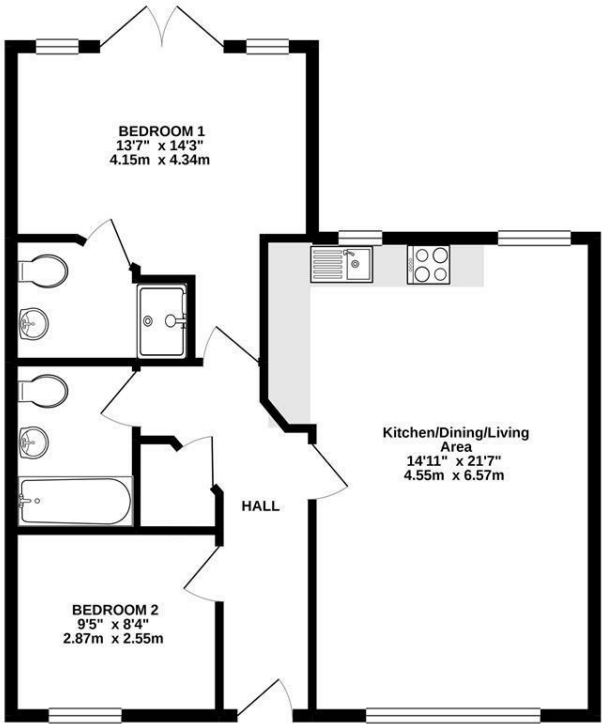
Service charge: Approximately £1,500 per annum

Ground rent: £250 per annum

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

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq ft (63.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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