



## Waterloo Road, Uxbridge, UB8 2SP

- Ground floor apartment
- Two double bedrooms
- Close to Uxbridge town centre
- En-suite shower to main bedroom
- Private front and rear gardens
- Allocated parking
- Open plan living space
- No upper chain

**Offers In Excess Of £360,000**

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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 well proportioned accommodation this outstanding apartment forms part of this well regarded modern development, sold with no upper chain.

**Accommodation**

The property is accessed via a secure entry system and the apartment itself provides accommodation that briefly comprises, entrance hall with built in storage, sociable open plan living space with access to the front garden, the kitchen is fitted with a good range of storage units and drawers, there is an integrated dishwasher, built in electric oven, space for washing machine, ample work surfaces with an inset gas hob with extractor hood over, The impressive main bedroom has access to the rear garden and has built in wardrobe and an en-suite shower room, the second bedroom is a good size double room, the bathroom is fitted with an enclosed bath with shower over, wash basin and w.c.

**Outside**

There are private low maintenance gardens to the front and rear of the property. Also there is an allocated parking space adjacent to the front garden.

**Situation**

Blythewood Court is positioned on Waterloo Road being within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants and bars. Uxbridge station is easily accessible with its Metropolitan and Piccadilly line services to the heart of the capital. Brunel University, Hillingdon Hospital and Stockley Park are also nearby. For the motorist the A40 / M40 is a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

Lease term: 107 years unexpired

Service charge: approximately £1377.44 per annum

Ground rent: approximately £275.00 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



TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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