Cameron

Belmont Road, Uxbridge, UB8 1SU

- Prime town centre location
- Moments to Uxbridge station
- CAT 5 data / TV cabling
- High cielings
- Two double bedroom apartment
- Contemporary kitchen
- Ground floor
- No upper chain

Asking Price £335,000

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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
Boasting generous proportions throughout, the apartment combines a premium specification with stylish, contemporary interiors.

Accommodation
The accommodation on offer comprises an inviting entrance hall with laminate flooring and a built-in storage cupboard. The impressive open-plan living space features laminate flooring and a contemporary matt grey handleless kitchen fitted with Stone Italiana quartz work surfaces and matching upstands.

The kitchen is superbly appointed with integrated appliances including a stainless steel fridge/freezer, built-in microwave, and a stainless steel single multi-function oven with extractor hood. A Blanco stainless steel undermounted sink with coordinating Blanco tap is complemented by a sleek glass splashback and under-cabinet lighting.

The primary bedroom benefits from a built-in wardrobe and fitted carpet, while the second bedroom also offers a built-in wardrobe and fitted carpet.

The stylish bathroom is finished to a high specification, featuring Vitra sanitaryware, Hansgrohe tapware, Italian porcelain tiling, an independent polished chrome heated towel rail, and a full mirror splashback above the basin and WC.

Location
Uxbridge Underground Station is just a short stroll away where the Metropolitan and Piccadilly lines provide connections throughout the capital, the many shopping facilities, restaurants and bars of Uxbridge town centre are also moments away.

Terms and notification of sale
Tenure: Leasehold
Local authority: London Borough of Hillingdon
Council Tax Band: C
Current EPC Rating: C
Leasehold: 120 years unexpired
Service Charge: approximately £2294.29 per annum
Ground rent: £375 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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

Approx. 75.4 sq. metres (811.6 sq. feet)

Total area: approx. 75.4 sq. metres (811.6 sq. feet)

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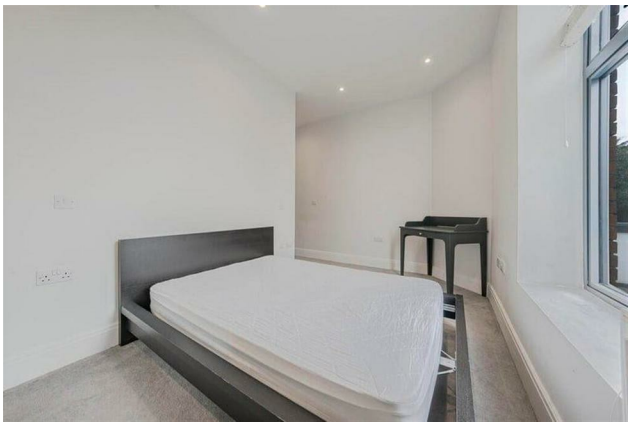

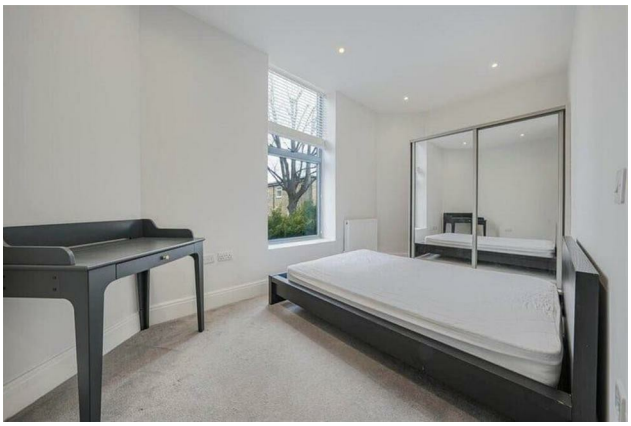

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