



Portal Close, Uxbridge, Middlesex, UB10 0FE

- Two double bedrooms
- Spacious reception room
- Allocated parking
- Very well presented
- Security entry system
- First floor apartment
- No upper chain
- Close to the town centre
- Kitchen breakfast room
- Attractive communal gardens

Asking Price £315,000

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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

Perfectly positioned within close proximity of Uxbridge town centre this two double bedroom second floor apartment offer bright and very well proportioned living space throughout. Ideally situated in this well regarded sought after development with surrounding communal gardens.

Accommodation

The accommodation on offer briefly comprises of an entrance hall with two large built in storage cupboards, the reception room is a very good size with a large window allowing plenty of natural light into the room which has ample living and dining space, the kitchen is fitted with a very good range of storage units and drawers and integrated appliances, there are ample work surfaces with an inset sink and inset hob with extractor hood above. Both bedrooms are double rooms and have a built in double wardrobes and a double glazed window, the bathroom has an enclosed bath with a shower over, wash basin and WC and partly tiled walls.

Outside

There is an allocated parking space and attractive communal gardens that surround the property.

Situation

Located within close proximity of Uxbridge Town centre with its array of shopping facilities, restaurants, bars and Underground station providing Metropolitan and Piccadilly line services to central London. For the motorist the A40 is a short drive away giving access to London and the M25. Hillingdon sports and leisure centre is also a short distance away with its state of the art facilities and 50 Metre indoor and outdoor swimming pools.

Terms and notification of sale

Tenure: Leasehold approximately 110 years remaining

Service Charge: £1,650 per annum

Ground Rent: £250 per annum

Local Authority: London Borough of Hillingdon

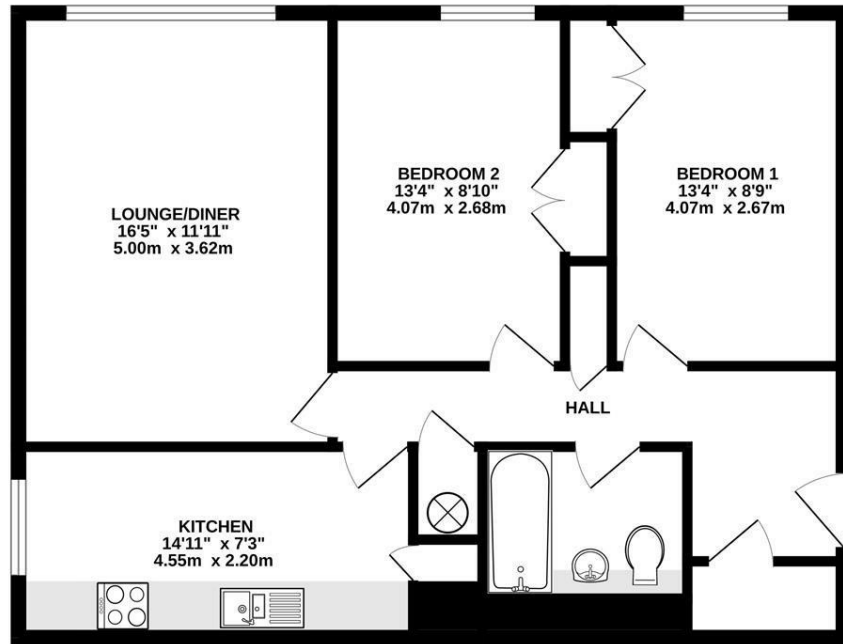
Council Tax Band: C

EPC rating: C

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

SECOND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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