



## New Windsor Street, Uxbridge, UB8 2TX

- One bedroom
- Ground floor
- Permit parking
- Open plan living room & kitchen
- Private courtyard garden
- Maisonette
- Walking distance to Uxbridge train station
- Good condition throughout
- No service charge
- Amazing first time purchase or investment

**Guide Price £240,000**

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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**

Situated on the ground floor, this maisonette is in good condition throughout, offering a comfortable and inviting living space. The convenience of being within walking distance to Uxbridge station makes commuting a breeze, ideal for those who need to travel for work or leisure.

**Location**

Positioned just a short walk from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 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: B

EPC rating: D

Lease term: 112 years reaming

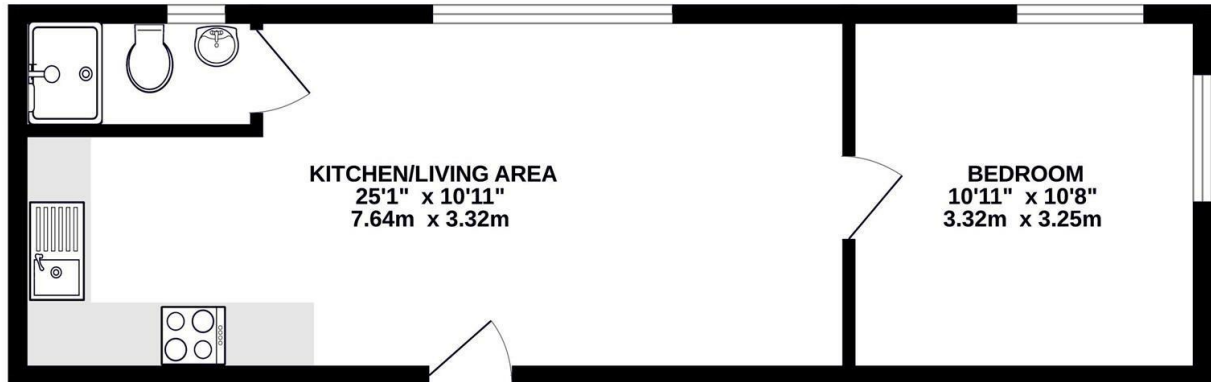
Service charge: NIL

Ground rent: £225 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**  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.2 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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