



## Cornwall Road, Uxbridge, UB8 1BE

- Two large double bedrooms
- Close to Uxbridge Common
- Share of Freehold
- Prime North Uxbridge location
- First floor apartment
- Garage
- No upper chain
- Freshly presented interiors

**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**

Ideally located just a short walk from the town centre and station, with well regarded schools being within close proximity.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall, reception room with a large front aspect double glazed window, the modern kitchen is fitted with a range of storage units and drawers, there are ample work surfaces with an inset sink and inset gas hob with electric oven below and extractor hood above, there is space for a washing machine and fridge freezer, and a double glazed rear aspect window, there are two very spacious double bedrooms with the main bedroom having the benefit of built in storage, the modern bathroom is fitted with an enclosed bath with shower over, vanity wash basin and WC.

**Outside**

There is a garage to the rear of the building accessed from Norfolk Road.

**Situation**

Located in one of the most sought after area of Uxbridge, Cornwall Road is located just off of Uxbridge Common. Being just a short walk from the town centre with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital.

Baker Street can be reached in as little as 36 minutes.

Well regarded schools are within close proximity, as are a number of recreational facilities, such as Hillingdon sports and leisure centre with its indoor and outdoor swimming pools, Uxbridge Cricket Club and Hillingdon Gold Club.

For the motorist the A40/M40 and M25 are just a short drive away.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: (Share of Freehold) 999 years from 25 December 2004

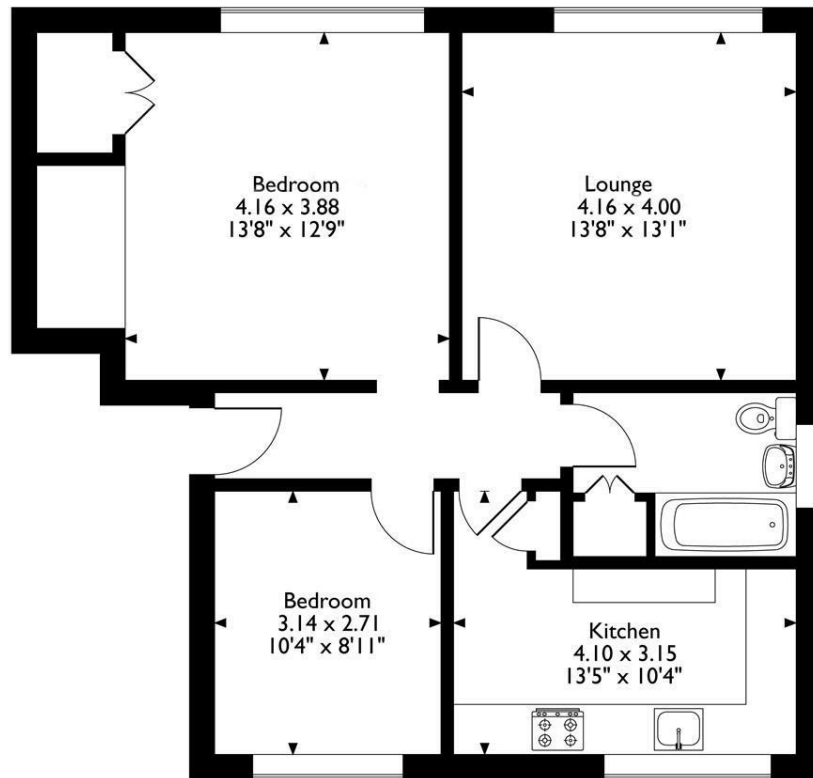
Service charge: currently £600 per annum

Ground rent: £0 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

Cornwall House, Cornwall Road, Uxbridge  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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