



## Cornwall Road, Uxbridge, UB8 1BA

- One bedroom apartment
- Modern interiors
- Allocated parking
- 981 year lease
- First floor
- Moments from Uxbridge Common
- Prime location
- No upper chain
- Close to Uxbridge tube station
- Attractive communal gardens

**Asking Price £265,000**

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## **Description**

Set within a sought-after location in North Uxbridge, this beautifully presented top floor apartment features stylish modern interiors and well-proportioned accommodation throughout. The property boasts a generous 981-year lease, allocated parking, and is offered to the market with no upper chain.

## **Accommodation**

The accommodation briefly comprises: a welcoming entrance hall with built-in storage, a spacious light-filled reception room that seamlessly opens into a contemporary fitted kitchen with integrated appliances, ample work surfaces, inset sink, and a gas hob with extractor above. The well-proportioned bedroom features built-in wardrobes, while the modern bathroom is fitted with an enclosed bath with shower over, a vanity wash basin, and WC.

## **Outside**

There are attractive communal gardens and an allocated parking space

## **Situation**

Located in one of the most sought after areas 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 Golf Club.

For the motorist, the A40 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: C

Lease term: approximately 981 years remaining

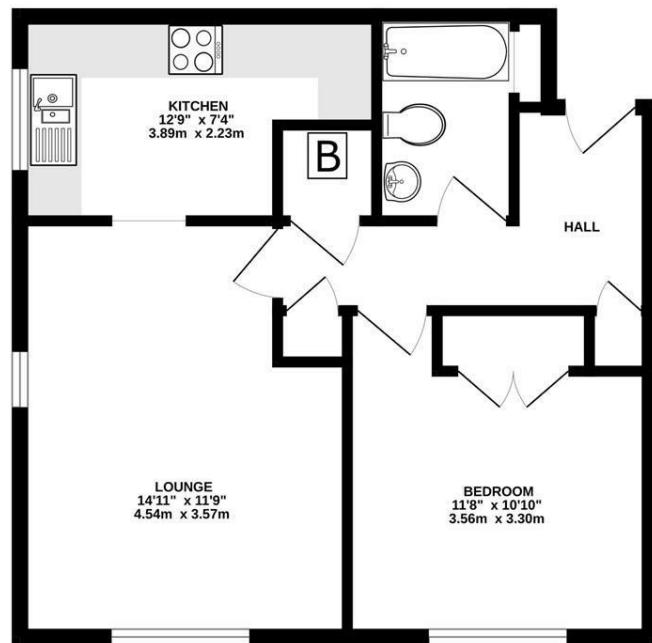
Service charge: currently £2,100 per annum

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

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 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. The plan is for guidance 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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