



## Cowley Road, Uxbridge, UB8 2AE

- One bedroom apartment
- Allocated parking
- No upper chain
- Built in wardrobes
- Lift to all floors and car park
- Moments from the town centre
- Very well presented
- Integrated appliances
- Premium quality specification

**Asking Price £295,000**

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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.

**Accommodation**

The accommodation of the apartment briefly comprises, entrance hall, built in storage cupboard, open plan living space with custom fitted blinds, featuring a handle-less fitted kitchen with stone worktops, integrated appliances to include, washer dryer, dishwasher, under counter fridge/freezer, built in microwave, built in stainless steel single multi-function oven with extractor hood and glass splashback. There is a double bedroom with built in storage and custom fitted blinds and a shower room with contemporary white sanitary ware, shaver socket point, chrome single lever tap to basin, heated towel rail, floor and wall tiles, thermostatically controlled shower with minimal frame shower door.

**Outside**

There is a gated car park and the property benefits from an allocated covered parking space. In addition a river facing private residents terrace provides a very pleasant out door space with seating.

**Situation**

Frays Court is ideally located for commuters, with Uxbridge Underground Station just half a mile away. Positioned at the end of both the Metropolitan and Piccadilly lines, a seat is virtually guaranteed, even during rush hour.

Providing direct links into central London, the city's financial district, the West End's entertainment and premium shopping options and Soho's eclectic nightlife are within easy reach. Uxbridge is conveniently located just five minutes from the M40, ten minutes from the M25 and 15 minutes from the M4 and Heathrow Airport.

**Terms and notification of sale**

Tenure: Leasehold

Lease Remaining: 123 Year Lease

Local Authority: London Borough Of Hillingdon

Council Tax Band: C

Current EPC Rating: C

Service Charge: £1,405 per annum

Ground Rent: £0

**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  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 384 sq.ft. (35.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings 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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