



## Arklay Close, Hillingdon, UB8 3WP

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Allocated parking
- Secluded position
- Freshly presented
- Spacious kitchen
- One bedroom apartment
- No upper chain
- Well proportioned
- Convenient location
- Communal garden

**By Auction £230,000**



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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 in this convenient location and forming part of this modern development moments from Hillingdon Hospital, this larger than average light filled first floor one bedroom apartment offers freshly presented interiors is offered for sale with the benefit of having no upper chain.

**Accommodation**

The property is accessed via a secure entry system and the apartment itself provides accommodation that briefly comprises, entrance hall with two built in storage cupboards, well proportioned living room with ample living and dining space and with access to the kitchen fitted with a very good range of storage units and drawers with built in electric oven and gas hob above and extractor over, there is space for appliances and partly tiled walls. There is a large bedroom. the recently refitted shower room is fully tiles and has a There is a separate bathroom with enclosed bath wash basin and w.c. and partly tiled walls.

**Outside**

There is an allocated parking space to the front and an enclosed communal garden.

**Location**

The property is ideally located being within close proximity of Hillingdon Hospital, Stockley Park and Heathrow Airport. Uxbridge town centre is also easily accessible by car or public transport, offering a very good range of shopping facilities, restaurants and bars. Uxbridge station is also located in the town centre with its Metropolitan and Piccadilly line services. Local shops are also a short walk away.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: 155 years from December 2004

Service charge: £1800 per annum

Ground rent: £200 per annum

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

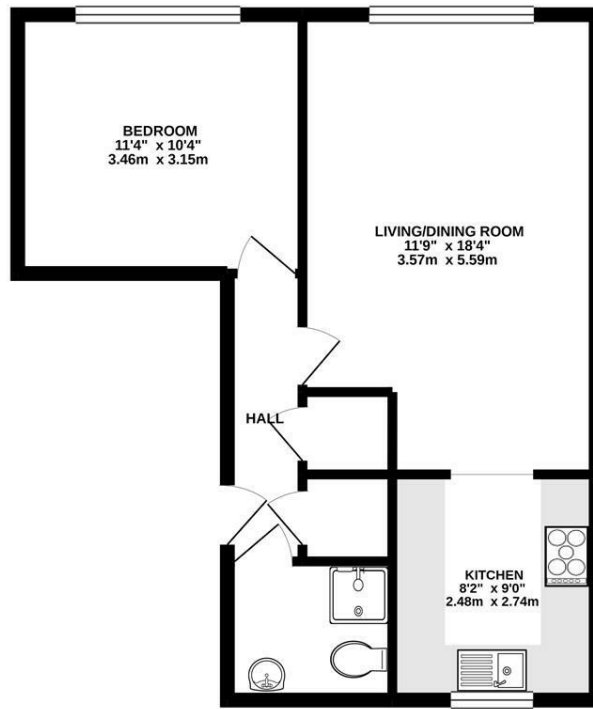
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 4.5% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**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  
488 sq.ft. (45.4 sq.m.) approx.



**TOTAL FLOOR AREA : 488 sq ft. (45.4 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# Cameron



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