



Peerless Drive, Harefield, Uxbridge, UB9 6JF

- One bedroom
- Allocated parking
- 114 year lease
- Spacious accommodation
- Fitted kitchen
- First floor apartment
- Well presented throughout
- Peaceful location
- Gas central heating
- EPC Rating C

Asking Price £230,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



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

A spacious one bedroom apartment set on the first floor within this popular development

Accommodation

Providing accommodation that briefly comprises, entrance hall with two built in storage cupboards, spacious reception room with a front aspect double glazed window and built in storage cupboard housing the combination boiler, the kitchen is fitted with a very good range of storage units and drawers, with space for appliances, worksurfaces with an inset stainless steel sink and a side aspect double glazed window, the double bedroom has built in wardrobes and a side aspect double glazed window, the bathroom is fitted with a corner bath, vanity wash basin and WC, partly tiled walls and a rear aspect double glazed window.

Outside

There are attractive communal gardens surrounding the building and an allocated parking space to the front.

Situation

Priory Avenue is only a short stroll from Harefield Village with its local shopping facilities and well regarded schools. Harefield is a semi-rural location close to the Grand Union canal, offering access to many outdoor activities. Denham Green's shops and mainline station, as well as Uxbridge town centre are also easily accessible.

Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough of Hillingdon

Council Tax Band: B

Current EPC Rating: C

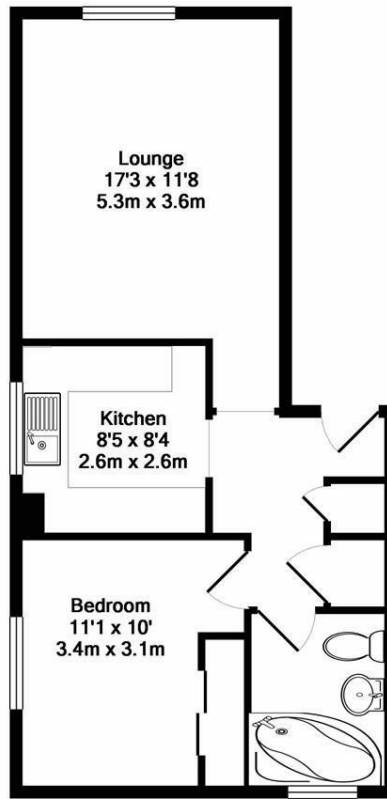
Lease: 114 years remaining

Service Charge: £840 per annum

Ground rent: £336.06 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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2011

Cameron



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.