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Bullrush Grove, Uxbridge, UB8 2JW

- Ground floor studio apartment
- Direct access onto the communal garden
- Contemporary shower room
- Conveniently positioned for Uxbridge town centre
- Allocated parking
- Stylish contemporary interiors
- Modern kitchen with integrated appliances
- Sold with no onward chain
- Ideal purchase for first-time buyers or investors
- Pleasant cul-de-sac location

Asking Price £150,000

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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

This well-presented first floor studio apartment offers bright, contemporary interiors and occupies a pleasant position at the end of this well-regarded cul-de-sac. Uxbridge town centre is within easy reach, offering a wide selection of shops, restaurants and bars, together with Metropolitan and Piccadilly line services. West Drayton Station is also easily accessible, providing Elizabeth line services across London, including direct connections to central London and Canary Wharf.

Accommodation

The accommodation comprises an entrance area with built-in storage, leading into a bright and well-proportioned studio room with ample space for both living and sleeping. The room enjoys an attractive outlook over the communal gardens, with direct access outside.

The modern fitted kitchen features white gloss units and drawers, an integrated fridge/freezer, built-in electric oven and hob, space for further appliances, work surfaces with an inset sink, tiled flooring and a front aspect double-glazed window.

Completing the accommodation is a contemporary shower room with a generous walk-in shower, vanity wash basin, WC, tiled walls and flooring, and a front aspect double-glazed window.

Outside

The building is surrounded by attractive, well-maintained communal gardens, with this particular apartment enjoying the added benefit of direct access from the living space. The property also benefits from an allocated parking space, together with additional visitor parking.

Situation

The property is conveniently situated close to Uxbridge town centre, placing a wide range of shops, restaurants and bars within easy reach, together with Uxbridge Underground Station and its Metropolitan and Piccadilly line services. Brunel University, Hillingdon Hospital and Stockley Park are also nearby, while West Drayton Station is easily accessible, providing Elizabeth line services into central London. Excellent road connections also provide convenient access to Heathrow Airport, the M4 and M25.

Terms and notification of sale

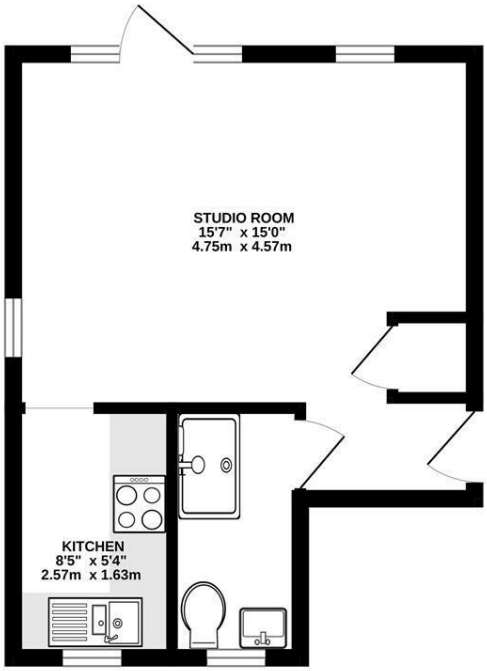
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: B
EPC rating: B

Lease term: Years
Service charge: £2064 per annum
Ground rent: £200 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 285 sq.ft. (26.5 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. 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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