



4 Brindley Place, Uxbridge, UB8 2UF

- Two double bedrooms
- Open plan living space
- Private balcony
- Gated development
- Underfloor Heating
- En-suite shower room
- Allocated parking
- Overlooking the Grand Union Canal
- Daytime concierge
- Engineered oak flooring

Asking Price £389,950

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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

With an attractive outlook over the Grand Union Canal this stylish apartment is positioned in an exclusive modern development and has the benefit of a private balcony and allocated parking.

Accommodation

The accommodation on offer briefly comprises, entrance hall with built in storage cupboard, open plan living space with patio doors opening onto a private balcony, the kitchen is fitted with integrated appliances, and a range of storage units and stone work surfaces with an inset sink and electric hob with extractor above, the main bedroom has the benefit of built in wardrobes and an en-suite shower room with an enclosed shower, vanity wash basin and w.c. the second bedroom also has built in wardrobes, the main bathroom has an enclosed bath with shower over, vanity wash basin and w.c.

Outside

There are attractive communal gardens that lead to the Grand Union Canal and allocated parking.

Situation

Residents at Union Park enjoy fast connectivity by all forms of public transport, with direct road and rail routes into central London, Reading and further afield. West Drayton station is operated by First Great Western railway, with services to Paddington, Reading and Oxford, while nearby Uxbridge has Metropolitan and Piccadilly line services linking to the Capital's entire tube and mainline network.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

Lease term: 122 years

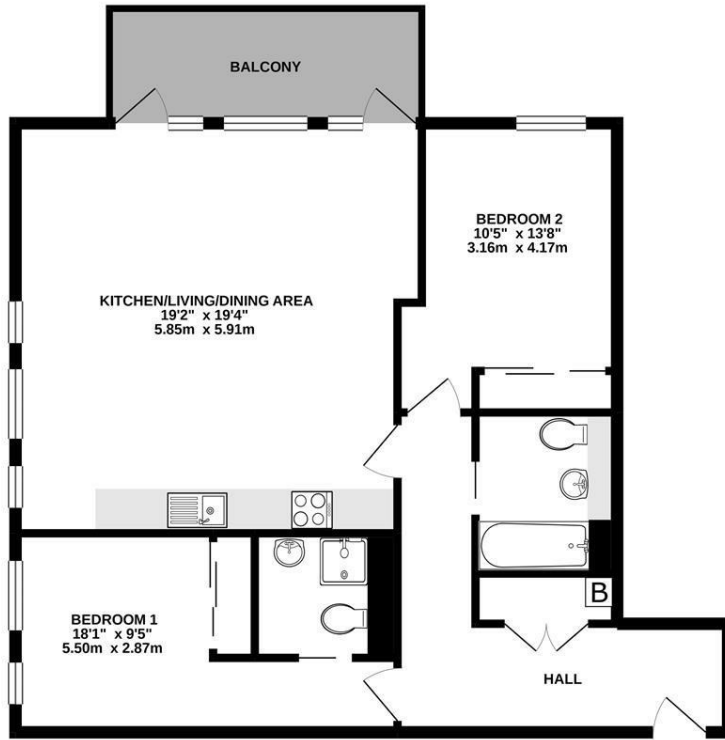
Service charge: £2200 per annum

Ground rent: £350 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
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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