



## 1 Crosby Gardens, Uxbridge, UB8 1GS

- Two double bedrooms
- Modern interiors
- Allocated parking
- Close to Uxbridge town centre
- Second floor apartment
- Two bathrooms
- No upper chain

**Asking Price £320,000**

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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**

With two spacious double bedrooms and two bathrooms this outstanding apartment is set within this well located modern development.

**Accommodation**

Providing accommodation that briefly comprises of entrance hall, open plan living space with Juliet balcony, the kitchen is fitted with a high quality range of storage units and drawers and integrated appliances, the work surfaces have an inset sink unit and an inset gas hob with an electric oven below and extractor hood above, there are partly tiled walls and a tiled floor. The main bedroom has the benefit of built in wardrobes and an en-suite shower room, bedroom two is a double bedroom and the bathroom is fitted with an enclosed bath, wash basin and w.c.

**Outside**

There is an allocated parking space and attractive and well maintained communal gardens.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC rating: B

Lease: Approximately 133 Years

Service charge: Approximately £1900.00 per annum

Ground rent: Approximately £500 per annum

**Situation**

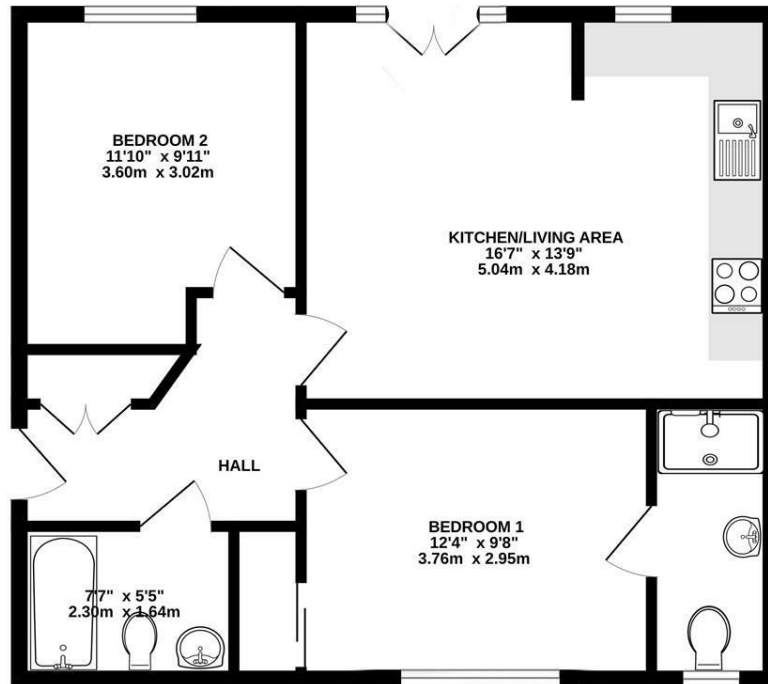
The property is situated close to Uxbridge town centre with its multiple shopping facilities, restaurants and bars and Metropolitan and Piccadilly line station. Hillingdon Sports and Leisure centre is also nearby providing superb leisure facilities and 50 metre indoor and outdoor swimming pools. There are a good range of additional sporting facilities nearby, such as Uxbridge Cricket Club and Hillingdon Golf Club as well as Hillingdon Court Park and Uxbridge Common.

For the motorist the A40 is just a short drive away giving access to London and the M25 and London Heathrow airport.

**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

SECOND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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