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Sedley Grove, Harefield, Uxbridge, UB9 6JB

- First floor flat
- Modern shower room
- Allocated parking
- Double glazing
- One double bedroom
- Share of freehold
- Garden area
- Gas central heating

Asking Price £215,000

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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 a recently refitted shower room and freshly presented interiors this attractive property benefits from allocated parking and an area of garden.

Accommodation
Providing accommodation that briefly comprises, entrance hall, bright double aspect living room that opens to the kitchen which is fitted with storage units, there is space for appliances, work surfaces with an inset stainless steel sink , front aspect window and wall mounted boiler, there is a recently re-fitted shower room and double bedroom.

Outside
There is an allocated parking space and an area of garden to the front of the property.

Situation
Sedley Grove 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.

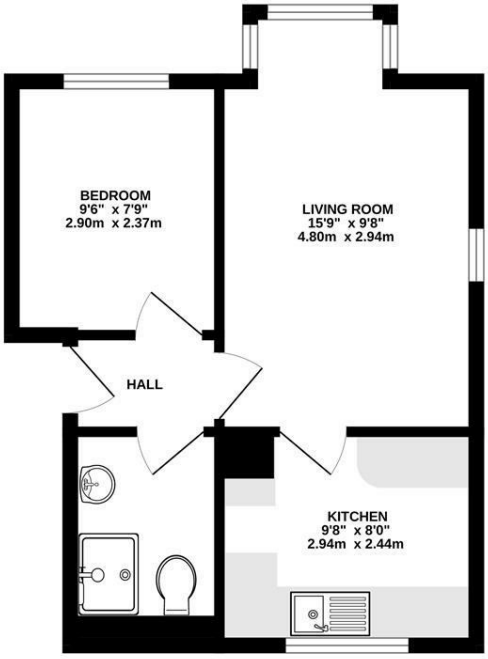
Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: D

Lease term: 999 years from 11 November 2014
Service charge: £0 per annum
Ground rent: £35 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
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 349 sq.ft. (32.4 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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