

## Hornchurch Road, Uxbridge, UB10 0YN

- First floor apartment
- Two bathrooms
- Superb views over parkland
- Allocated underground parking
- Under floor heating in all rooms
- Two double bedrooms
- Large private balcony
- Light filled interiors
- Moments from the town centre
- No upper chain

**Asking Price £490,000**



**Description**

A luxurious home that forms part of this sought-after development close to Uxbridge town centre and tube station.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with a large built in utility cupboard providing ample storage and space for a washer dryer and undercounter fridge or freezer, the main bedroom is well proportioned and has a built in double wardrobe and en-suite shower room with an enclosed shower cubicle, wash basin and WC, partly tiled walls and tiled floor with underfloor heating, the second bedroom is also a generous double room, the main bathroom is accessed from the hallway and includes an enclosed bath with shower over, wash basin and WC, partly tiled walls and tiled floor with underfloor heating, the light filled open plan living space has superb far reaching views to the rear and gives access to the large tranquil private balcony, the kitchen is fitted with a good range of storage units and drawers with quartz work surfaces that incorporates a breakfast bar and integrated appliances to include a dishwasher, electric oven and hob with extractor above and fridge freezer.

**Outside**

There is an allocated parking space and access to the superb 37 acre park.

**Situation**

Positioned just a short walk from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC Rating: B

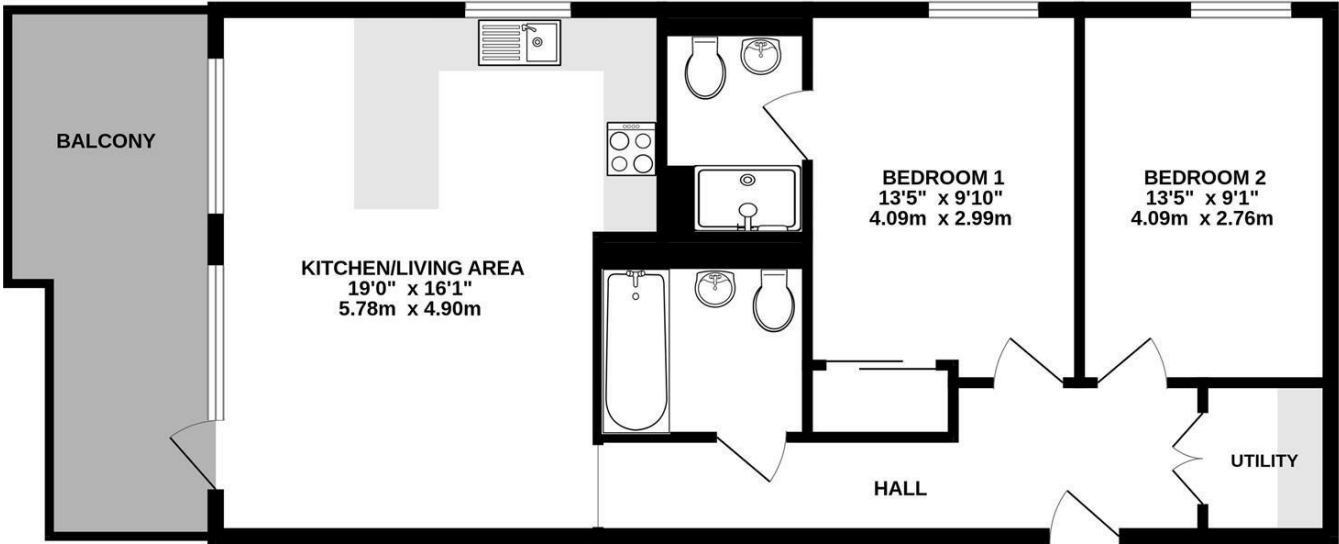
Lease term: Approximately 246 years remaining

Service charge: Approximately £2200 per annum

Ground rent: Approximately £0 Peppercorn

Estate charge: Approximately £70 per six months

1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts