



Alder Road, Denham, Uxbridge, UB9 4AY

- Two double bedrooms
- Secluded location
- Residents parking
- Spacious accommodation
- Access to private river side area
- Top floor apartment
- Very well presented
- Modern kitchen
- Close to Uxbridge town centre
- No upper chain

Asking Price £350,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



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

Occupying a private position this two bedroom apartment offers light filled contemporary interiors and enjoys an elevated position within the building being positioned just a short stroll to local restaurants, transport and Uxbridge High Street.

Accommodation

The accommodation on offer briefly comprises, entrance hall with parquet flooring and a built in storage cupboard, the bright and spacious reception room has parquet flooring with a large rear aspect double glazed window a double glazed doors that open onto a Juliet balcony, the kitchen is fitted with a range of modern fitted storage units and drawers and has ample work surfaces with a tiled splash-back and an inset sink, there is space for a washing machine, fridge freezer and cooker with extractor hood above, wall mounted combination boiler, tiled flooring and a front aspect double glazed window, the master bedroom is a very good size with parquet flooring, built in storage and a rear aspect double glazed window, bedroom two is a double room with parquet flooring, built in storage and a front aspect double glazed window, the modern bathroom is fitted with an enclosed bath with a shower over, vanity wash basin and w.c. partly tiled walls, chrome heated towel rail partly tiled walls and a front aspect double glazed window.

Outside

There is residents parking to the front of the building.

There is gated access for the residents of Willowbank to the private river side field and canal side walk.

Situation

Alder Road is located within the popular Willowbank development being within close proximity of Uxbridge town centre with its enviable choice of shops restaurants, bars and cafés, as well as the transport links to Central London.

Terms and notification of sale

Tenure: Leasehold

Local Authority: South Bucks

Council tax band: C

EPC rating: C

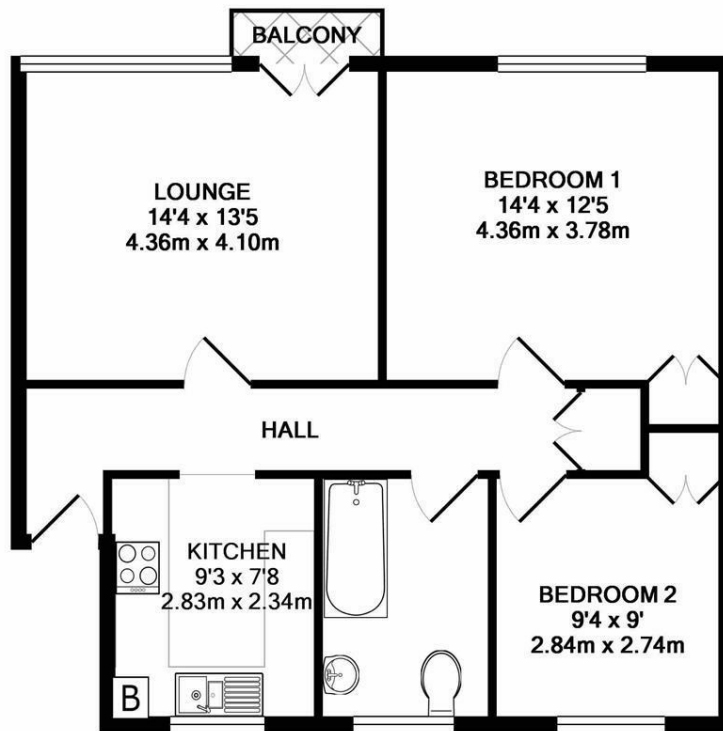
Lease: Approximately 128 years remaining

Service Charge: Approximately £1200 per annum

Ground Rent: £150 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



TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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