



Fairfield Road, Uxbridge, UB8 1DQ

- Exclusive gated development
- Two bathrooms
- Moments from the town centre
- No upper chain
- Prime location
- Two double bedrooms
- Spacious accommodation
- Allocated parking
- Attractive communal gardens
- Well presented throughout

Asking Price £435,000

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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

Set in a prestigious, peaceful setting merely moments from the town centre, schools and transport, this exclusive apartment provides generous proportions and light filled accommodation totalling an impressive 904 square feet, with the added benefit of direct access to the attractive communal garden and an allocated parking space.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage cupboard and access to the loft space with pull down loft ladder, the very spacious reception room provides ample living and dining space with a front aspect double glazed window and French doors. There is a separate fully fitted kitchen with ample work surfaces and inset gas hob and extractor hood over, integrated electric oven, integrated fridge freezer, washing machine and dryer. tiled flooring, partly tiled walls, double glazed window, and a double glazed door opening onto the communal grounds, the principal bedroom is a generous size with a front aspect double glazed window looking onto a grassed area, ample built in wardrobes and en-suite shower room which has an enclosed shower cubicle, WC and wash basin. There is a family bathroom off the hallway and Bedroom two is also a good size double room with built in wardrobe adjacent.

Outside

The property is accessed from a secure gated entrance and has the benefit of an allocated parking space, there are attractive and well maintained communal gardens.

Situation

Preston Court is just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC rating: C

Lease: 128 years remaining

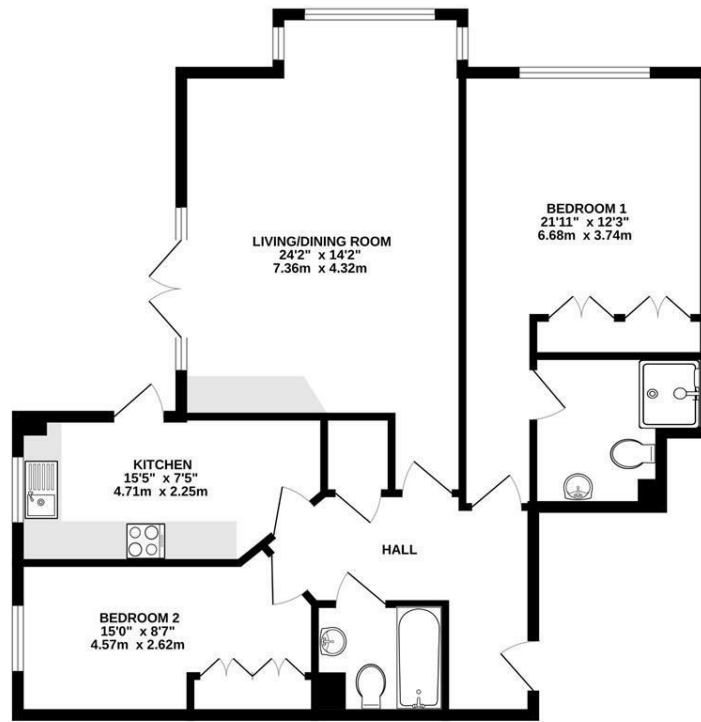
Service Charge: £1850 per annum

Ground Rent: £110 per six months

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
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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