



Blythewood Court, 144 Waterloo Road, Uxbridge, UB8

- Two double bedrooms
- Separate bathroom
- Open plan living space
- Well presented throughout
- Close to Uxbridge town centre
- En-suite shower room to main bedroom
- Private balcony
- No upper chian
- Gas central heating
- second floor

Asking Price £325,000

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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

Ideally located within close proximity of the town centre this first floor apartment offers well proportioned accommodation, with a light filled open plan living space and kitchen, two double bedrooms with the main bedroom having the benefit of an en-suite shower room and fitted wardrobe, there is also a separate modern bathroom, offered for sale with the benefit of having no upper chain.

Accommodation

The property is accessed via a secure entry system and the apartment itself provides accommodation that briefly comprises, entrance hall with built in storage, sociable open plan living space with a Juliet balcony, and kitchen that is fitted with a good range of storage units and drawers, there is an integrated dishwasher, built in electric oven, space for washing machine, ample work surfaces with an inset gas hob with extractor hood over, The main bedroom has a Juliet balcony, built in wardrobe and an en-suite shower room, the second bedroom is a good size double room, the bathroom is fitted with an enclosed bath with shower over, wash basin and w.c.

Outside

There is an allocated parking space.

Situation

Blythewood Court is positioned on Waterloo Road being within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants and bars. Uxbridge station is easily accessible with its Metropolitan and Piccadilly line services to the heart of the capital. Brunel University, Hillingdon Hospital and Stockley Park are also nearby. For the motorist the A40 / M40 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: C

Lease term: 107 years unexpired

Service charge: approximately £1282.00 per annum

Ground rent: approximately £275.00 per annum

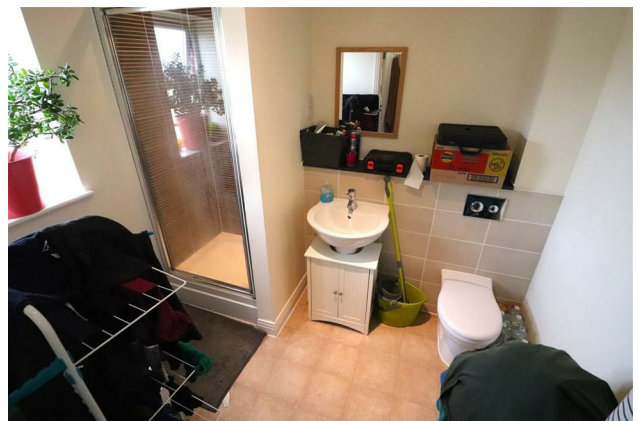
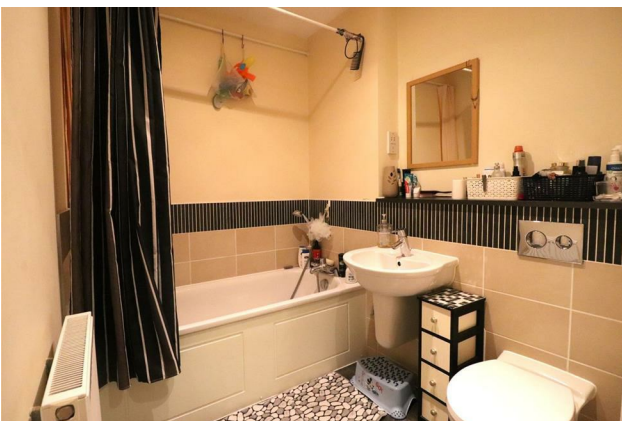
IMPORTANT NOTICE

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 area: approx. 64.2 sq. metres (691.2 sq. feet)

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