



Whitehall Road, Uxbridge, UB8 2NZ

- Short walk to Town Centre
- Residents Parking
- Private Balcony
- Moments from Train station/bus station
- Parking also available
- No Upper Chain
- Full Gas central heating
- Spacious Top Floor Studio
- Well presented

Offers In The Region Of £180,000

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

E: uxbridge@cameron.co
T: 01895 252000

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

Well located just a few minutes walk from the town centre with its shopping/leisure facilities and tube station. The accommodation comprises an entrance hallway, spacious studio room with vaulted ceiling and access to balcony, kitchen and bathroom. Features include gas central heating, an entry-phone system and a residents' parking area. Ideal investment property, currently let on an AST producing £9,600 p.a..

Situation

Positioned within easy reach of Uxbridge 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: B

EPC rating: C

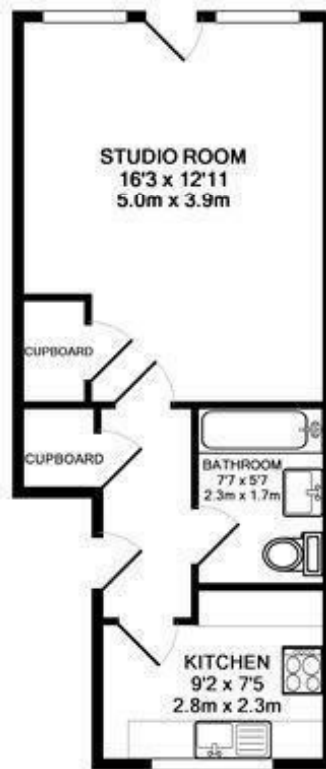
Lease: 89 Years remaining

Ground rent: £0 / peppercorn

Service Charge: £500 PA

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 34.2 SQ.M. (368 SQ.FT.)

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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