



Kellett Street, Uxbridge, UB10 0YB

- Two double bedrooms
- Prime location
- No upper chain
- Modern interiors
- Moments from Uxbridge town centre
- First floor apartment
- Allocated parking
- Spacious accommodation
- Open plan living space
- Very well presented

Offers In Excess Of £365,000



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

Perfectly located for professionals and families alike, with convenient access to Uxbridge Underground Station, well regarded schools, and nearby parks.

Accommodation

The accommodation on offer briefly comprises, entrance hall with built in storage cupboards, the spacious living area is filled with natural light and provides ample living and dining space, the kitchen is fitted with a good range of storage units and drawers with an integrated fridge freezer and dishwasher, space for a washing machine, ample work surfaces have an inset sink and inset gas hob with extractor above.

There are two double bedrooms and bathroom with an enclosed bath and shower over, wash basin and WC.

Outside

There is an allocated parking space, communal grounds and easy access to and access to the superb Dowding 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.

Well regarded schools are 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 117 years remaining

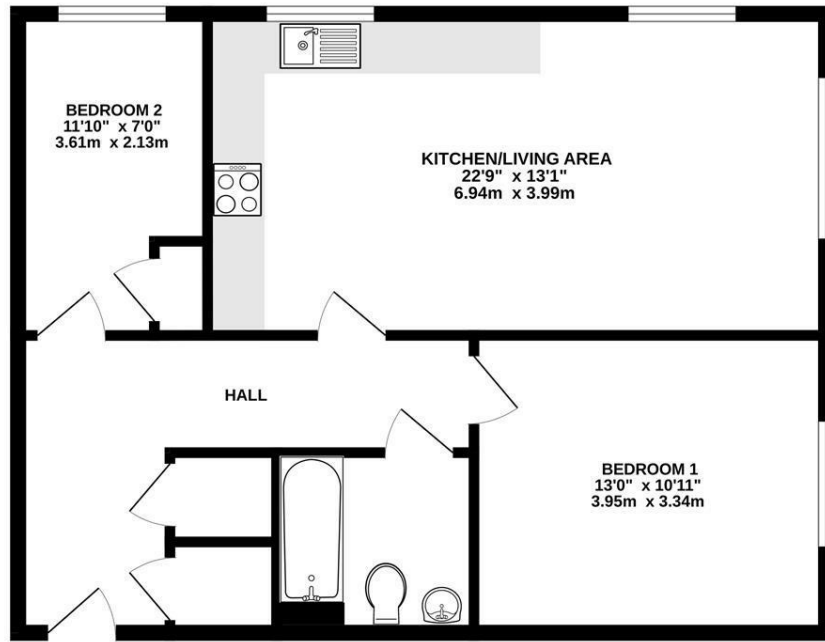
Service charge: currently: £1,606.40 per annum

Ground rent: £250.00 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

2ND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

While 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.
Made with Metropix ©2025

Cameron



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.