



Waterloo Road, Uxbridge, UB8 2FD

- 25% Share
- Ground floor
- Two outside terraces
- Excellent condition throughout
- Two double bedrooms
- Allocated parking
- 0.5 Miles from Uxbridge station
- Gated development

25% Shared Ownership £93,750

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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

Cameron are delighted to present this well-appointed two-bedroom ground floor apartment, ideally situated just moments from the town centre. Offering generous living accommodation, well-presented interiors throughout, two private terraces and the added benefit of allocated parking, this superb home is ideal for first-time buyers.

Accommodation

Situated on the ground floor, this well-proportioned two-bedroom apartment offers approximately 625 sq.ft. of versatile accommodation, complemented by the rare benefit of two outside terraces.

The property opens into a welcoming entrance hall providing access to all principal rooms. The heart of the home is the impressive 29ft open-plan kitchen/living area, creating an excellent space for both everyday living and entertaining. The kitchen is fitted along one end of the room, while the generous living and dining area enjoys direct access to a outside terrace.

There are two bedrooms, including a spacious principal bedroom with access to a second outside terrace, providing a peaceful outdoor retreat. The second bedroom is well suited as a guest room, child's bedroom, or home office.

The apartment is completed by a modern family bathroom and useful built-in storage, offering practical everyday living.

Outside

Externally, the apartment is enhanced by two outside terraces, offering superb outdoor spaces to enjoy throughout the year. The larger terrace extends seamlessly from the open-plan living area, ideal for outdoor dining and entertaining, while a second terrace is accessed from the principal bedroom, providing a peaceful spot to unwind. The property further benefits from an allocated parking.

Situation

Daneshill House occupies a striking position and has stunning views of the Grand Union Canal, yet is situated just a few minutes' walk from Uxbridge High Street and it's vibrant array of shops, restaurants, culture and entertainment. When you want to venture further afield, you have the Piccadilly & Metropolitan lines on your doorstep, getting you to Baker Street in as little as 36 minutes. If you really want to spread your wings further, Heathrow, by road, is less than 6 miles away.

Terms and notification of sale

Tenure: Leasehold

Remaining lease: 118 years

Monthly rent: £898.38

Annual service charge: £3,312.69

Ground rent: £395

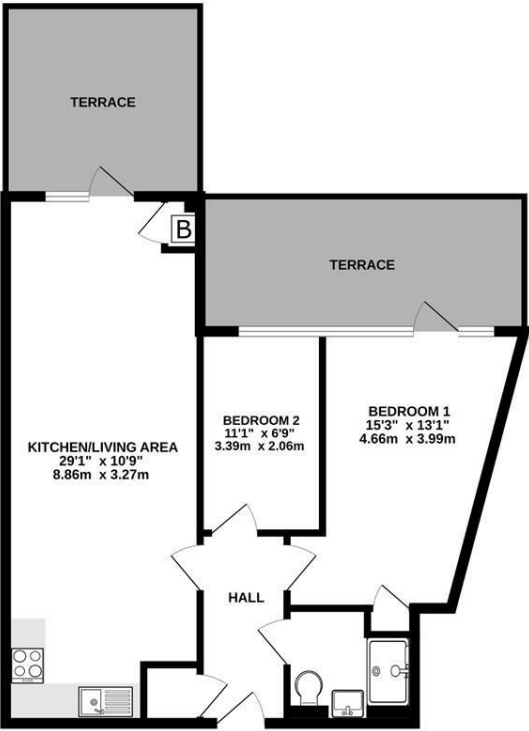
Council tax band: C

EPC rating: B

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
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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