



Cobden Close, Uxbridge, UB8 2YH

- One bedroom apartment
- Residents parking
- Very well presented
- Prime town centre location
- No upper chain
- First floor

Asking Price £265,000



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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.

Accommodation

The accommodation briefly comprises, a spacious double aspect reception room and a modern fitted kitchen featuring a generous range of storage units and drawers, ample work surfaces, built in oven and inset gas hob above with extractor over, there is an integrated fridge freezer, a wall-mounted combination boiler and two rear-aspect double-glazed windows. The property also offers a well-proportioned double bedroom with a front-aspect double-glazed window, the newly fitted fully tiled bathroom has an enclosed bath with shower attachment, vanity wash basin and WC. there is a storage cupboard with plumbing for a washing machine.

Outside

There is residents permit parking.

Situation

Ideally positioned in a central location just moments 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.

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: C

EPC Rating: C

Lease term: Approximately 111 years remaining

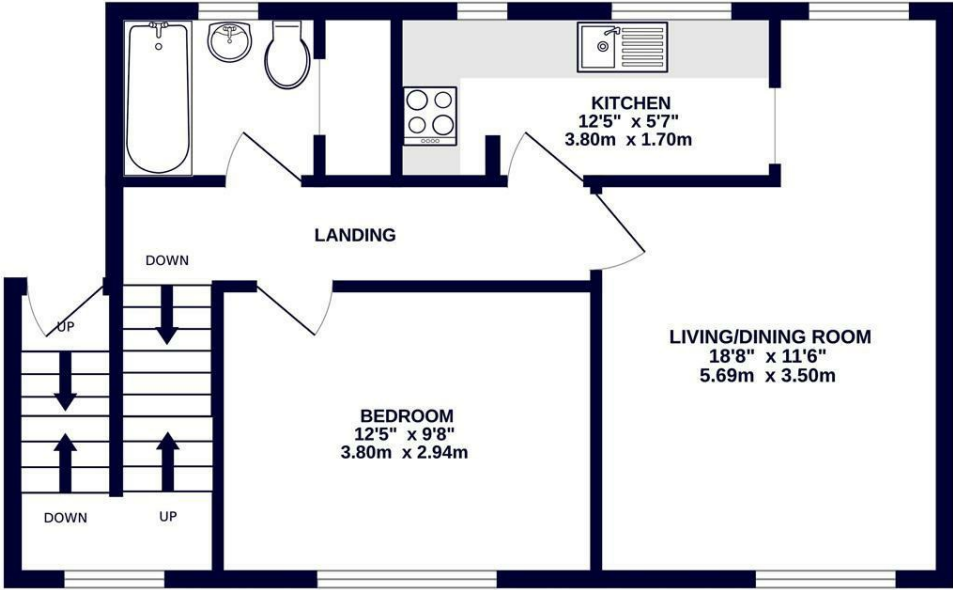
Service charge: Approximately £500

Ground rent: Approximately £200

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
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

Whilst 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.

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