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Waterloo Road, Uxbridge, UB8 2FD

- Two bedroom ground floor apartment
- Impressive 29ft open-plan living and dining space
- Two private terraces overlooking the communal gardens
- Short walk from Uxbridge town centre
- Modern gated residential development
- Contemporary fitted kitchen with integrated appliances
- Generous primary bedroom with terrace access
- Backing onto the Grand Union Canal

Asking Price £350,000

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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
this contemporary apartment offers well-proportioned accommodation of approximately 625 sq ft. A particular feature of the property is the two private outdoor space, providing an appealing extension to the living accommodation.

Accommodation
The accommodation comprises a welcoming entrance hall with built-in storage, leading through to an impressive 29ft open-plan living space with clearly defined living and dining areas and a contemporary fitted kitchen featuring white gloss units, ample work surfaces and integrated cooking appliances. A glazed door provides direct access onto one of the private terraces. The primary bedroom is generously proportioned with ample space for wardrobes and direct access onto the second private terrace. The second bedroom offers versatility and is currently arranged as a home office. Completing the accommodation is a contemporary shower room featuring a generous shower enclosure, wash basin, WC and heated towel rail.

Outside
The development is approached via a gated entrance and features an impressive communal reception area. The apartment enjoys the benefit of two private paved terraces overlooking the communal gardens, providing attractive spaces for outdoor seating and entertaining. The property also benefits from an allocated parking space, with the development backing directly onto the Grand Union Canal.

Situation
Conveniently positioned just a short walk from Uxbridge town centre, with its extensive range of shops, restaurants, cafés and bars, together with Metropolitan and Piccadilly line services into London. The nearby Grand Union Canal offers attractive waterside walks, while the A40, M40 and M25 provide excellent road connections.

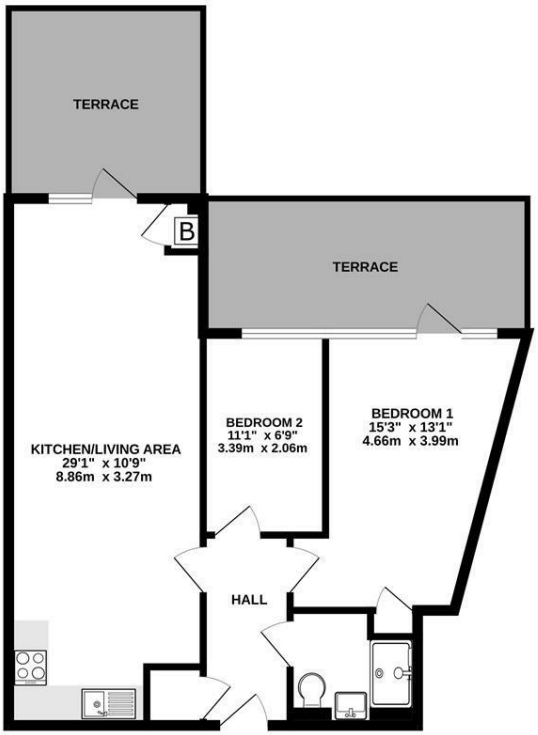
Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon

Lease term: 118 Years
Service charge: £3,312.69 per annum
Ground rent: £395 per annum
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 an 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 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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