



## Fairfield Road, Uxbridge, UB8 1AL

- One bedroom apartment
- Residents parking
- Attractive communal gardens
- Prime location
- Well presented throughout
- Top floor
- Garage
- 139 year lease
- Close to Uxbridge town centre

**Asking Price £265,000**



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

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

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**Description**

Offering well proportioned accommodation and with the benefit of an extended lease, private garage and no upper chain this one bedroom apartment is located in this sought after position in North Uxbridge.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall with built in storage, spacious reception room with a large rear aspect double glazed window, fitted kitchen with a good range of storage units and drawers, work surfaces, stainless steel sink, space for washing machine and fridge freezer and cooker, rear aspect double glazed window partly tiled walls and a large built in storage cupboard. The bedroom is a good size double room with a built in wardrobe and front aspect double glazed window, The bathroom has a white suite with enclosed bath, wash basin, W.C tiled walls and a front aspect double glazed window.

**Outside**

There are well maintained and attractive communal gardens, residents parking and a private garage

**Situation**

Located within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: C

Current EPC Rating: C

Lease: 139 Years remaining

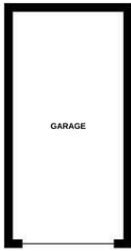
Service Charge: £2400 Per annum

Ground rent: Peppercorn

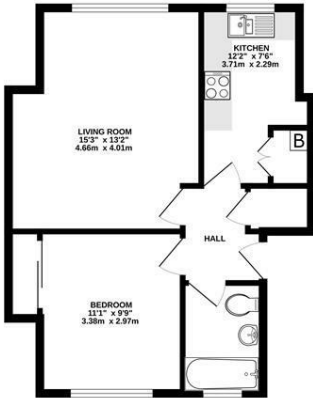
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OUTBUILDING  
131 sq ft (12.2 sq m) approx.



GROUND FLOOR  
480 sq ft (44.6 sq m) approx.



TOTAL FLOOR AREA: 611 sq ft (56.8 sq m) approx.

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