



## Braybourne Close, Uxbridge, UB8 1UL

- First floor maisonette
- 0.5 Miles from Uxbridge Station
- One double bedroom
- Gas central heating
- Cul-de-sac location
- Communal parking
- Chain free
- Great condition throughout

**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.

**Description**

This attractive, well presented one-bedroom first-floor maisonette, set within a peaceful cul-de-sac and is sold with the benefit of having no upper chain.

**Accommodation**

The property comprises 491 sq ft of well-arranged first floor accommodation. To the front, a bright reception room offers comfortable living space with good natural light. The kitchen to the rear provides space for large worktop surfaces and appliances. The property also includes a double bedroom, a versatile storage or study room suitable for home working, and a bathroom fitted with a bath with shower attachment, wash basin and WC.

**Outside**

The property is accessed via an external covered walkway which leads to a private front entrance. The building is set within a quiet residential setting. To the side and rear there is communal parking available for residents, parking permits for the road are also available on the road

**Situation**

Positioned in this well regarded location within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station which provides 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 within close proximity.

**Terms and notification of sale**

Tenure: Leasehold

Lease: 104 years remaining

Service Charge & Ground Rent: Approximately £400 per annum

Local Authority: London Borough of Hillingdon

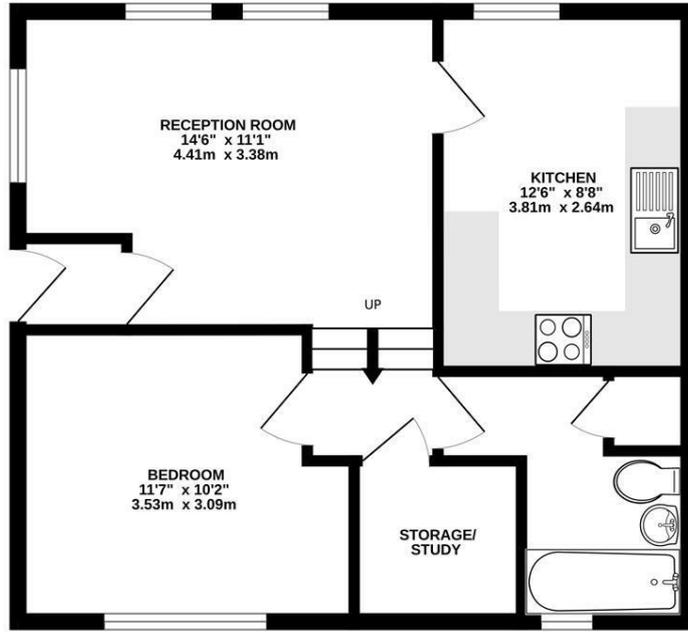
Council Tax Band: C

EPC Rating: D

**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  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 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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