



## Robins Close, Uxbridge, UB8 2LF

- Two double bedrooms
- Canalside development
- Stunning interiors
- Modern fitted kitchen
- Top floor apartment
- Garage and parking
- Well proportioned accommodation
- Double glazed windows

**Asking Price £269,500**

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## **Description**

Cameron are delighted to present this beautifully newly refurbished two-bedroom top-floor apartment, located in a peaceful and sought-after cul-de-sac. It offers a perfect blend of comfort, convenience, and scenic charm. Situated in Robins Close, this well-presented property boasts canal-side views of the Grand Union Canal, providing a tranquil setting while being just moments away from the heart of Uxbridge

## **Accommodation**

The property is accessed via a secure entry phone system and the apartment itself offers well proportioned living space which comprises of, entrance hall with built in storage, the well appointed reception room provides ample living and dining space and leads into the modern fitted kitchen which has a good range of built in storage units and drawers with space for a washing machine/dryer, space for a dishwasher, space for an electric oven and hob, and space for fridge freezer. There are two double bedrooms and the family bathroom comprises of an enclosed bath with shower over, wash basin, w.c. and built in storage cupboard.

## **Outside**

The property comes with a private garage as well as an allocated parking space — a rare advantage in this location. The well-kept communal gardens lead directly down to the Grand Union Canal, offering a tranquil outdoor setting

## **Situation**

Located within close proximity of Uxbridge Town centre with its array of shopping facilities, restaurants, bars and Underground station providing Metropolitan and Piccadilly line services to central London. West Drayton is also easily accessible with its Elizabeth Line station offering direct routes to London Paddington, Liverpool Street and Canary Wharf. 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: approximately 90 years remaining

Service charge: £2070 per annum

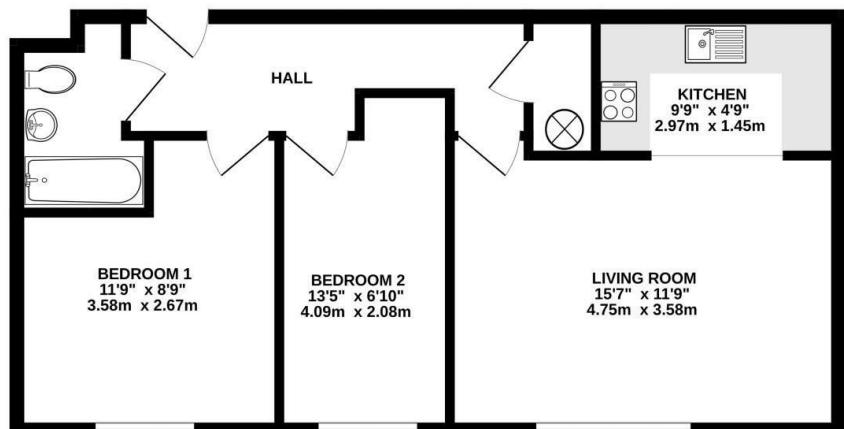
Ground rent: £250 per annum

## **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

OUTBUILDING  
130 sq.ft. (12.1 sq.m.) approx.

SECOND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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