



Fairfield Road, Uxbridge, UB8 1DG

Asking Price £485,000



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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

Occupying the top floor, the apartment enjoys excellent natural light together with a peaceful outlook across the attractive communal gardens. The property also benefits from having two allocated parking spaces, secure entry and beautifully maintained landscaped grounds.

Accommodation

The property is centred around an impressive 24ft dual aspect living and dining room, providing an elegant space for both relaxing and entertaining. Separate from the reception room is a well-appointed kitchen/breakfast room, fitted with an extensive range of cabinetry, integrated appliances and ample worktop space, making it equally practical and sociable.

Both bedrooms are exceptional doubles, with the principal bedroom benefitting from fitted wardrobes and a stylish en-suite shower room. The second bedroom also has the benefit of built in wardrobes and is equally generous in size. There is a contemporary family bathroom, finished with modern sanitary ware and quality tiling.

Outside

Surrounded by attractive, beautifully maintained communal gardens, the property further benefits from two allocated parking spaces.

Situation

Hampton Court is just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC rating: C

Lease: 127 years remaining

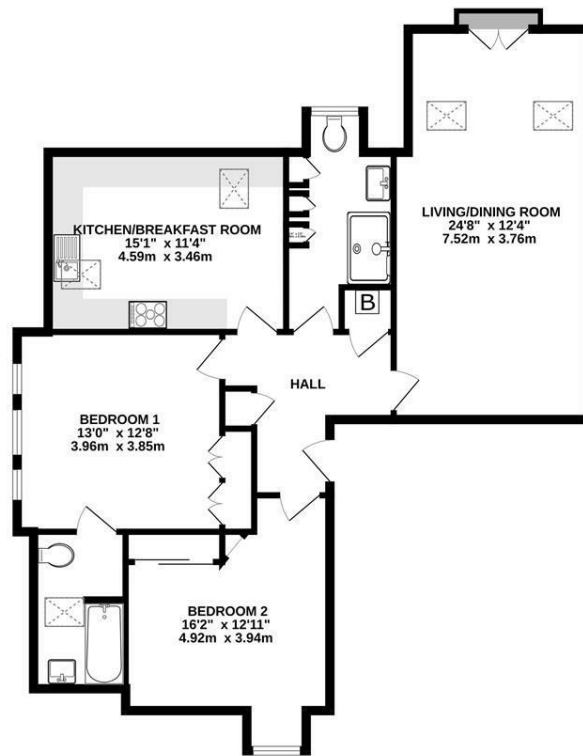
Service Charge: £1700 per annum

Ground Rent: £110 per six months

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.

2ND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.

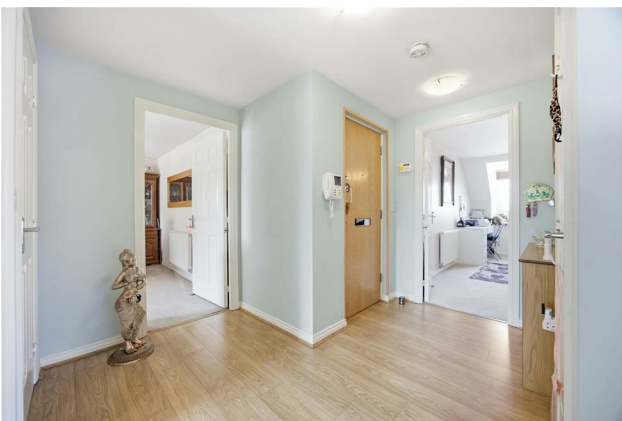


TOTAL FLOOR AREA : 1039 sq.ft. (96.6 sq.m.) approx.

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