



Uxbridge Road, Hayes, UB4 8FH

- First floor apartment
- Two bathrooms
- No upper chain
- Communal Gardens
- Two double bedrooms
- Allocated parking
- Gas central heating
- Excellent Transport Links

Asking Price £275,000

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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

A spacious first floor apartment that offers light filled living space, two double bedrooms, two bathrooms and allocated parking. Set off the Uxbridge Road opposite a small recreation park with main bus route links for Hayes Town Centre / Railway Station and Uxbridge Shopping Centre.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage cupboards, bright and spacious reception, the kitchen breakfast room is fitted with a very good range of storage units and drawers and integrated appliances, the work surfaces have an inset sink unit and an inset gas hob with an electric oven below and extractor hood above, there are partly tiled walls and a tiled floor. The master bedroom is a double with a rear aspect window overlooking the communal gardens and has the benefit of built in wardrobes and an en-suite shower room, bedroom two is a double bedroom and also has a rear aspect overlooking the communal gardens. There is a modern family bathroom.

Outside

This property offers allocated parking and access to well maintained communal gardens.

Situation

Kenbrook House is positioned in this sought after location being within easy reach of Hayes Park primary school and with Grange Park being a short walk away providing a large open space for recreation. There are also good transport links from the Uxbridge Road to Uxbridge town centre with its array of shopping facilities, restaurants, bars and Underground station providing Metropolitan and Piccadilly line services to central London. Also there is easy access to Hayes town with its mainline station providing swift access to central London. Heathrow airport is also within easy reach.

Terms and Notification of Sale

Tenure: Leasehold

Lease Remaining: 108 Year Lease

Local Authority: London Borough Of Hillingdon

Council Tax Band: D

Current EPC Rating: C

Service Charge: £1,443 per annum

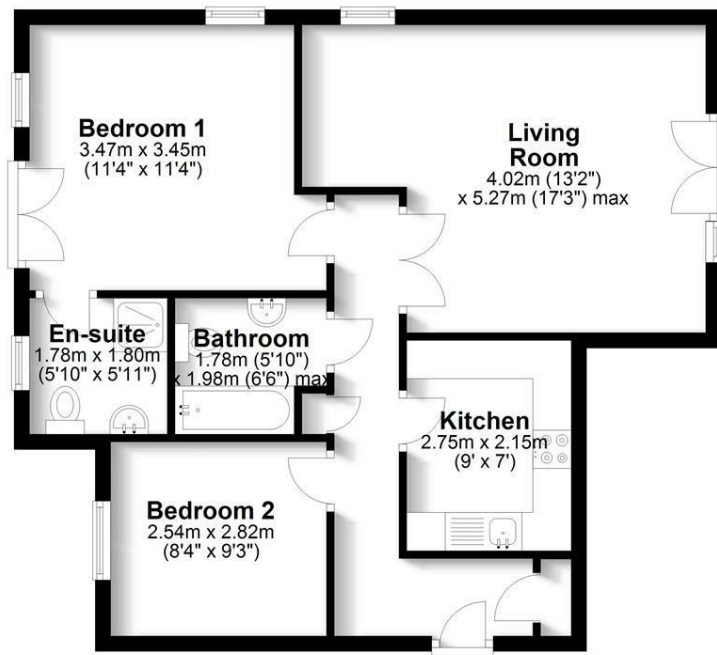
Ground Rent: £295 per annum

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

Floor Plan

Approx. 60.6 sq. metres (652.5 sq. feet)



Total area: approx. 60.6 sq. metres (652.5 sq. feet)

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