



## Rockingham Road, Uxbridge, UB8 2FE

- Spacious modern apartment
- Viewing Highly Recommended
- Secure Parking
- Two double bedrooms
- Walking Distance To Uxbridge
- EPC Rating - D
- Canal-side Development
- No upper chain

**Auction Guide £295,000**

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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 stunning apartment forming part of this stylish development with two double bedrooms adjacent to the Grand Union Canal. This stylish apartment offers well proportioned accommodation and benefits from allocated parking.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall with a built in storage cupboard, there is a superb open plan living space, the kitchen is fitted with a range of storage units and drawers with stone work surfaces with an inset induction hob, integrated electric oven, dishwasher and fridge freezer, the two bedrooms are a generous size and the bathroom has an enclosed bath with shower over, wash basin, WC, tiled walls and heated towel rail.

**Outside**

There is an allocated parking space.

**Situation**

Dolphin Bridge House occupies a striking position and has stunning views of the Grand Union Canal, yet is situated just a few minutes' walk from Uxbridge High Street and it's vibrant array of shops, restaurants, culture and entertainment. When you want to venture further afield, you have the Piccadilly & Metropolitan lines on your doorstep, getting you to Baker Street in as little as 36 minutes. If you really want to spread your wings further, Heathrow, by road, is less than 6 miles away.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: approximately 994 years remaining

Service charge: currently £2267.84 per annum

Ground rent: £332 per annum

**Auctioneers comments**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

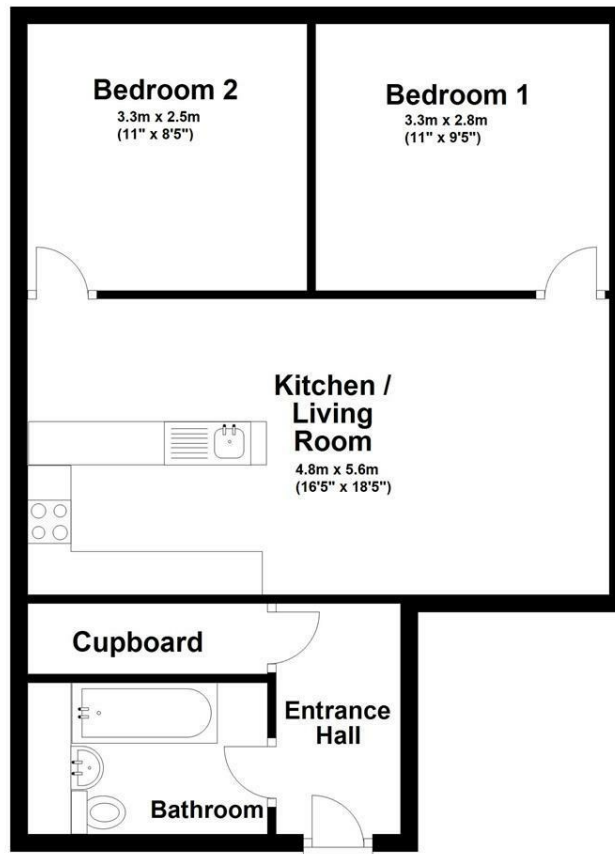
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**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

## Second Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 56.3 sq. metres (606.3 sq. feet)



# Cameron



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