Cameron

297 Long Lane, Hillingdon, Uxbridge, UB10 9EW

- Gated development
- Private balcony
- Allocated parking space
- EPC Rating - B
- Second floor apartment
- Two double bedrooms
- Secure entry system
- Moments From Hillingdon Station
- No upper chain
- Lift to all floors

Offers In Excess Of £350,000

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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 exclusive development is set in a secluded position just moments from Hillingdon station and the A40.

Accommodation
Providing accommodation that briefly comprises, entrance hall with built in storage with space and plumbing for a washer/dryer, the open plan living space has a private balcony and fitted kitchen that has ample built in storage units and drawers, an integrated dishwasher and fridge freezer, built in electric oven with induction hob above and extractor over. there are two double bedrooms and shower room.

Outside
There is an allocated parking space and landscaped communal gardens.

Situation
Westgate Court is set in one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, doctors, hairdressers and opticians. Hillingdon's Metropolitan/Piccadilly line train station is a short walk away and the A40/ M40 with its links to London and the Home Counties are a short drive away. Uxbridge Town centre is easily accessible with is multiple shopping facilities, restaurants and bars.

Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: C

Lease term: approximately 144 years remaining
Service charge: currently £1474 per annum
Ground rent: £375 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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. 61.3 sq. metres (659.4 sq. feet)

Total area: approx. 61.3 sq. metres (659.4 sq. feet)

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