



## Portal Close, Uxbridge, UB10 0FE

- No upper chain
- Two bathrooms
- Well presented
- Top floor
- Two double bedrooms
- Allocated parking
- Gas central heating
- Close to Uxbridge town centre

**Asking Price £330,000**

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## **Description**

Perfectly positioned within close proximity of Uxbridge town centre this two double bedroom, two bathroom third floor apartment offer bright and very well proportioned living space throughout. Ideally situated in this well regarded sought after development with surrounding communal gardens and an allocated parking space.

## **Accommodation**

This beautifully presented home opens into a welcoming entrance hall that runs through the property and benefits from a large built-in storage cupboard. The generously sized reception room is flooded with natural light from a large window and offers excellent space for both relaxing and entertaining.

The well-appointed kitchen is fitted with an extensive range of modern wall and base units, complemented by ample work surfaces, an inset sink and hob with extractor hood above, and a range of integrated appliances. A recently installed boiler adds further peace of mind, while a dedicated dining area comfortably accommodates four.

Both bedrooms are spacious doubles, each featuring built-in double wardrobes and double-glazed windows. The principal bedroom further benefits from a stylish en-suite shower room. The main bathroom is finished with an enclosed bath and shower over, wash basin and WC, complemented by partially tiled walls for a clean, contemporary feel

## **Outside**

There is an allocated parking space and attractive communal gardens that surround the property.

## **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. For the motorist the A40 is a short drive away giving access to London and the M25. Hillingdon sports and leisure centre is also a short distance away with its state of the art facilities and 50 Metre indoor and outdoor swimming pools.

## **Terms and notification of sale**

Tenure: Leasehold approximately 111 years remaining

Service Charge: £1,722.15 per annum

Ground Rent: £250 per annum

Local Authority: London Borough of Hillingdon

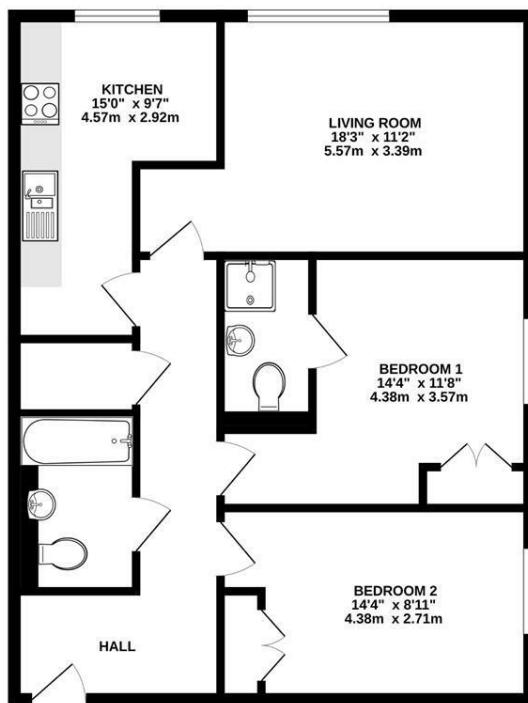
Council Tax Band: C

EPC rating: B

## **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

3RD FLOOR  
751 sq.ft. (69.8 sq.m.) approx.

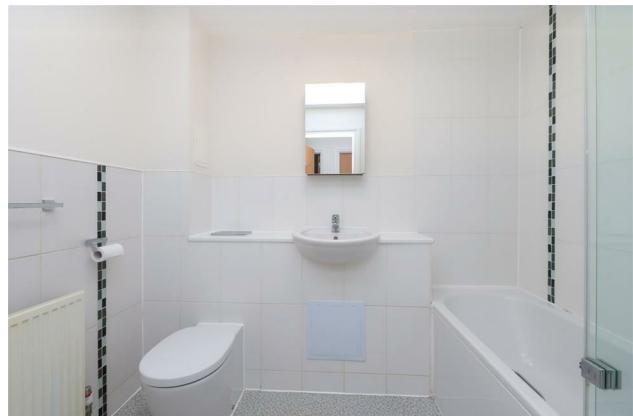


**TOTAL FLOOR AREA: 751 sq ft. (69.8 sq.m.) approx.**

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 guidance only and should not be used as such by any prospective purchaser. The heating, water, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.