Cameron



2 Harefield Road, Uxbridge, UB8 1GW

- Ground floor apartment
- Town centre location
- Modern development
- Spacious double bedroom
- Contemporary bathroom
- Private terrace
- No onward chain
- Private residents roof garden
- 541sqft of accommodation
- 25% Shared ownership

Asking Price £62,500

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Description
This contemporary one bedroom apartment is positioned in this landmark building and enjoys superb views while being situated just a couple of minutes walk from Uxbridge High Street. Advertised on shared ownership, giving first time buyers the opportunity to step onto the property ladder!

Accommodation
The accommodation on offer comprises of, entrance hall with built in utility cupboard, well apportioned living space with superb floor to ceiling windows and access to the private terrace, a fully fitted kitchen benefits from handle-less units and drawers, laminate work tops and appliances including oven, induction hob, integrated refrigerator & space for dishwasher. There is a double bedroom facing the private terrace, and a stylish bathroom suite that has an enclosed bath with a thermostatically controlled shower over, vanity basin with a single lever tap, shaver socket point, heated towel rail and partly tiled walls.

Outside
There is a residents roof terrace situated on the fourth floor.

Situation
Panorama is just a few minutes walk from Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital. Baker Street can be reached in as little as 36 minutes. Air travellers will appreciate the close proximity of Heathrow, less than 6 miles away, while the A40, M40 and M25 are just a few minutes drive away.

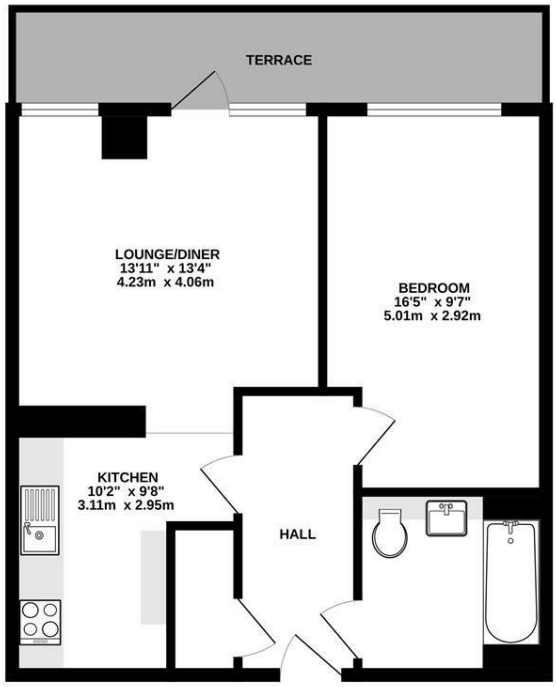
Terms and notification of sale
Tenure: Leasehold
Local Authority: London Borough of Hillingdon

Lease term: 117 years remaining
Service charge £1618.76 per annum
Ground rent: £295.00 per annum
Rent: £580.97 per month

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

GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.2 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 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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