Cameron



32 Harefield Road, Uxbridge, UB8 1PH

- Spacious one bedroom apartment
- First floor
- Moments from the town centre
- Share of freehold
- No upper chain
- Larger than average Garage
- Private balcony
- Prime location

Asking Price £254,500

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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
Offering well proportioned accommodation and with the benefit of a share of the freehold, private garage and no upper chain this one bedroom apartment is positioned at the rear of the building, located in this sought after location of North Uxbridge.

Accommodation
Providing accommodation that briefly comprises of, spacious reception room with a large rear aspect double glazed window, fitted kitchen breakfast room with a good range of storage units and drawers, work surfaces with inset stainless steel sink and gas hob, there is space for a washing machine, fridge freezer and cooker, side aspect double glazed window partly tiled walls. The bedroom is a good size double room with a built in wardrobes and rear aspect double glazed window, The bathroom has a white suite with enclosed bath, wash basin, W.C and tiled walls.

Outside
There are well maintained and attractive communal gardens and a private garage

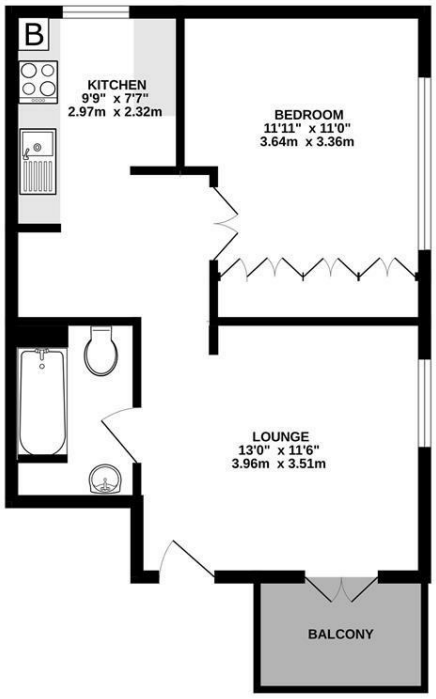
Situation
Located within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away.

Terms and notification of sale
Tenure: Leasehold (Share of Freehold)
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: C
Lease term: 954 years
Service charge: £1980 per annum
Ground rent: £0 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

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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.
Made with Metropix ©2025

Cameron

















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.