Cameron



114 High Street, Uxbridge, UB8 1JL

- Town centre location
- Gated development
- No upper chain
- Open plan living space
- Two double bedrooms
- Allocated parking
- very well presented
- Private balcony

Offers Over £325,000

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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.

Accommodation
Providing accommodation that briefly comprises, entrance hall with built in storage cupboards, bright and spacious reception, with a private balcony, the kitchen is fitted with a very good range of storage units and drawers and integrated appliances, the work surfaces have an inset sink unit and an inset gas hob with an electric oven below and extractor hood above. The primary bedroom is a spacious double with a rear aspect window and has the benefit of built in wardrobes and an en-suite shower room, bedroom two is a double bedroom and also has a rear aspect window. There is a modern family bathroom.

Outside
There is an allocated parking space.

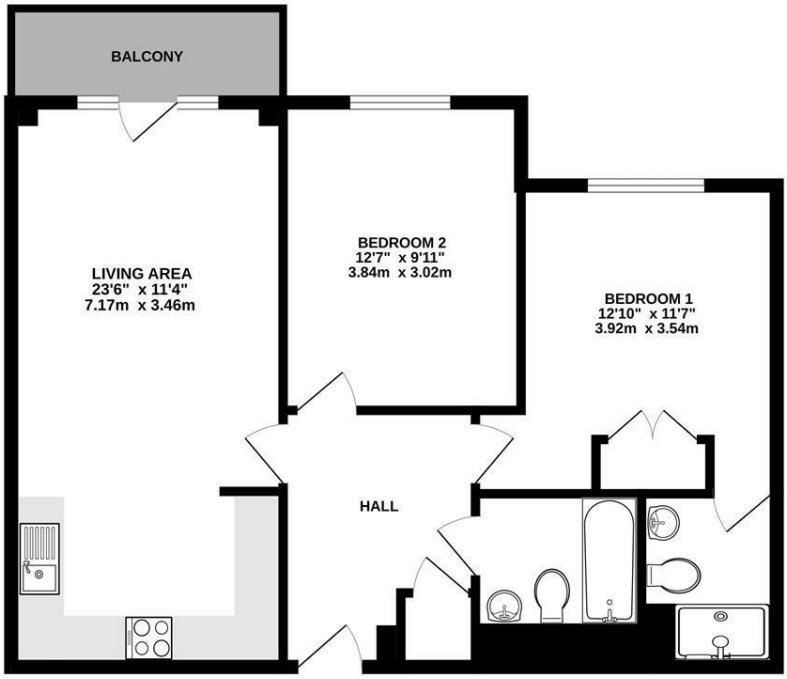
Situation
Situated just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.
Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

Terms and notification of sale
Tenure: Leasehold
Lease Remaining: 173 Years
Local Authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: C
Service Charge: £2554.78 per annum
Ground Rent: £tbc

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

3RD FLOOR
698 sq.ft. (64.9 sq.m.) approx.

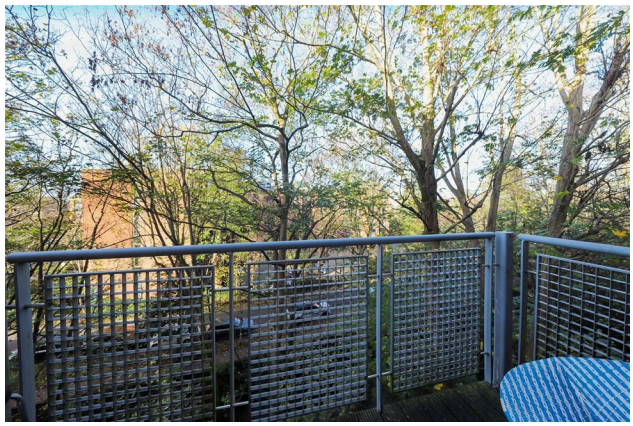


TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

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.
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