



Charlton Court, 557 Uxbridge Road, Hayes, UB4 8FG

- No Upper Chain
- Two Bathrooms
- First Floor
- Excellent Transport Links
- Two Double Bedrooms
- Allocated Parking
- Communal Gardens
- Long Lease

Offers In Excess Of £325,000

Description

A spacious first floor apartment that offers light filled living space, two double bedrooms, two bathrooms and parking. Set off the Uxbridge Road opposite a small recreation park with main bus route links for Hayes Town Centre / Railway Station (crossrail anticipated 2022) and Uxbridge Shopping Centre.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage cupboards, bright and spacious reception, the kitchen breakfast room 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, there are partly tiled walls and a tiled floor. The master bedroom is a double with a rear aspect window overlooking the communal gardens 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 overlooking the communal gardens. There is a modern family bathroom.

Outside

This property offers allocated parking and access to well maintained communal gardens.

Situation

Charlton Court is positioned in this most sought after location being within easy reach of Hayes Park primary school and with Grange Park being a short walk away providing a large open space for recreation. There are also good transport links from the Uxbridge Road to Uxbridge town centre with its array of shopping facilities, restaurants, bars and Underground station providing Metropolitan and Piccadilly line services to central London. Also there is easy access to Hayes town with its mainline station providing swift access to Paddington station. Heathrow airport is also within easy reach.

Terms and Notification of Sale

Tenure: Leasehold

Lease Remaining: 110 Year Lease

Local Authority: London Borough Of Hillingdon

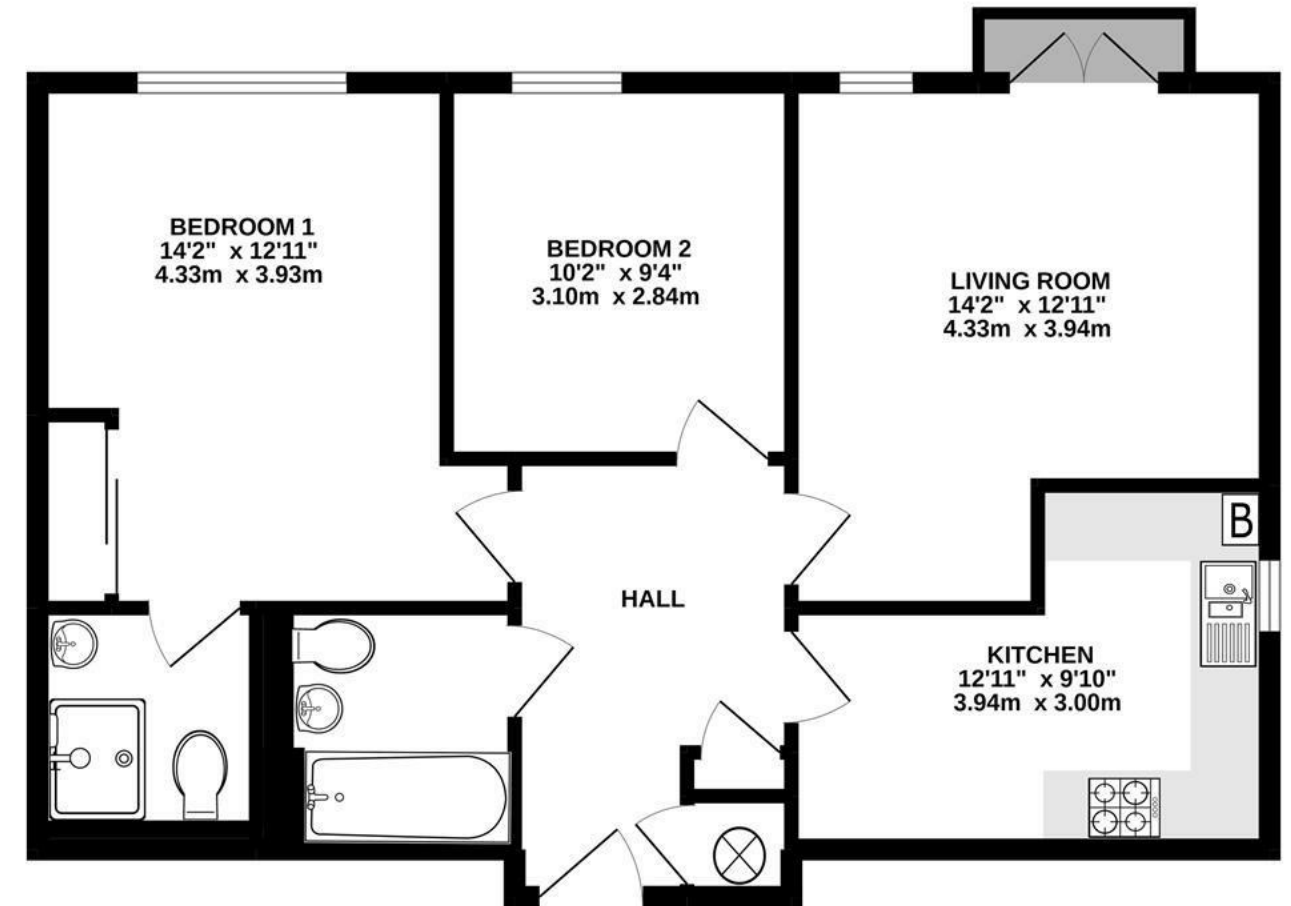
Council Tax Band: D

Current EPC Rating: C

Service Charge: £1,000 per annum

Ground Rent: £350 per annum

1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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