



Park Road, Uxbridge, UB8 1NU

- Cash buyers only
- Two double bedrooms
- No upper chain
- Moments to the town centre
- Secluded position
- 49 year lease
- Residents parking
- Garage
- Attractive communal gardens
- Second floor maisonette

Asking Price £200,000

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Description

Occupying a secluded position this generously proportioned two bedroom second floor maisonette is set in this attractive building surrounded by attractive communal gardens and conveniently located for Uxbridge town centre.

Accommodation

Providing accommodation that briefly comprises of, spacious reception room with a large front aspect double glazed window, fitted kitchen with a good range of storage units and drawers, work surfaces with an inset stainless steel sink unit, space for a gas cooker and washing machine, a rear aspect double glazed window overlooks the attractive communal gardens. Bedroom one is a very good size measuring 15'7 x 9'6 with a rear aspect double glazed window overlooking the communal gardens, bedroom two is also a good size double room with a front aspect double glazed window. The bathroom has an enclosed bath, wash basin and w.c. tiled walls and a rear aspect double glazed window. From the hallway there is access to the loft space.

Outside

Attractive and well maintained communal gardens surround the property and there is ample residents parking.

The property also benefits from a garage.

Situation

Heath Court is located within moments of Uxbridge town centre with a vibrant array of shops, restaurants and bars. Uxbridge station provides Piccadilly and Metropolitan line services to Central London. For the motorist the A40 is just a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: 99 years from 25 December 1974.

Service charge: £1540.90 per annum

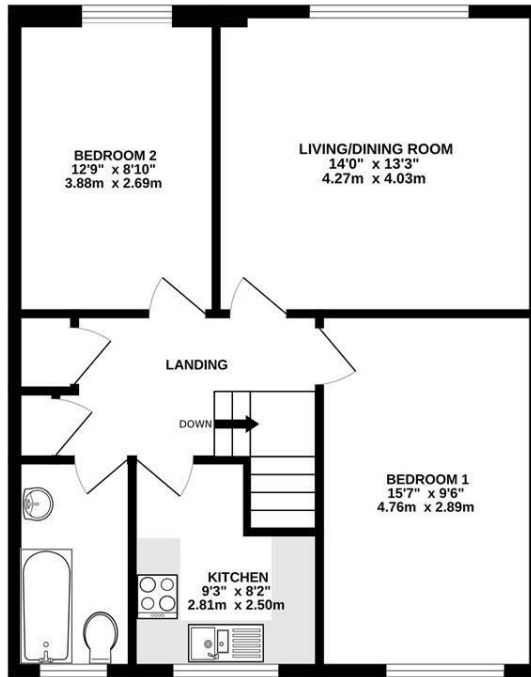
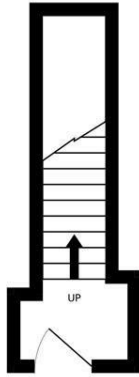
Ground rent: £26 per annum

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

GROUND FLOOR
59 sq.ft. (5.5 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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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