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estate agents



**Chiltern View Road**  
Uxbridge, Middlesex, UB8 2QH



## £245,000 Leasehold

A larger than average, ground floor, purpose built apartment, situated on a popular residential road located just half a mile away from Uxbridge town centre with its multitude of shopping facilities, restaurants, bars, bus links and Metropolitan/Piccadilly line train station. The apartment is also positioned on the door step of Brunel University and a little further on is Hillingdon Hospital. The A40/M40 and M4 are a short drive away offering access to London, Heathrow and the Home Counties. The accommodation comprises of hall with two storage cupboards, 19ft lounge/diner, 10ft fully fitted kitchen with modern appliances, 14ft master bedroom with built in cupboard space and refitted bathroom with three piece white bathroom suite. Outside there are well-kept communal grounds plus visitor and allocated parking.

### Ground Floor

#### Entrance Hall

Wood laminate flooring > Entry-phone. Built in storage cupboard. Airing cupboard housing hot water cylinder with immersion heater. Telephone point.

#### Lounge/ Dining Room

19' 8" x 10' 10" (6.00m x 3.30m) Wood laminate flooring, T.V. Aerial & telephone points, Double glazed window over looking front aspect. Door to:

#### Kitchen

10' 6" x 6' 7" (3.20m x 2.00m) Well fitted with a range of wall & base level storage units. Work surfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with brushed steel extractor fan over. Built in oven. Plumbed for washing machine. Space for fridge/ freezer. Wall mounted 'gas central heating boiler. Wood laminate flooring. Two radiators. Double glazed window over looking front aspect.

#### Bedroom

14' 7" x 9' 7" (4.45m x 2.92m) Wood laminate flooring. Built in double wardrobe. Radiator. Two double glazed windows over looking rear aspect.

#### Bathroom

Fully tiled with inset wall mirror and tiled floor. White suite comprising tiled panel enclosed bath with bath mixer tap & thermostatic shower over, wall mounted wash hand basin with mixer tap and w.c with concealed plumbing. Heated towel radiator. Extractor fan.

## Outside

### Communal Gardens

Pleasant communal gardens laid to lawn.

### Parking

Allocated parking space plus additional visitors spaces.

### Lease

173 years remaining.

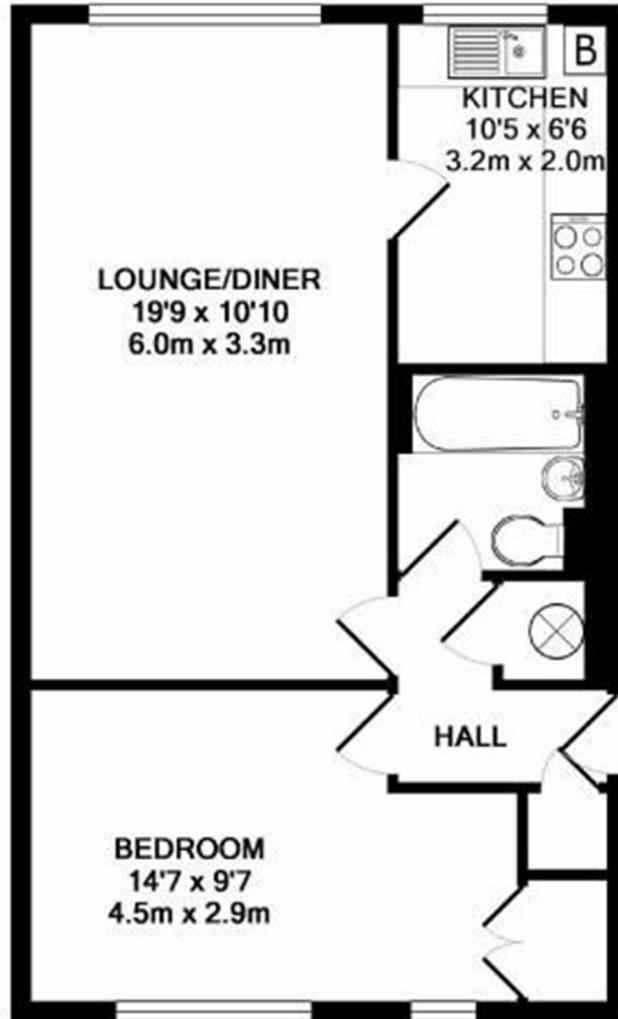
### Ground Rent

Non applicable.

### Service Charge

£540 every six months.





TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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