



**Appleby Close
Uxbridge
Greater London
UB8 3FE**

Offers in Excess of £220,000

bettermove 

Appleby Close

Uxbridge

Bettermove are pleased to welcome to the market this charming one bedroom ground floor flat in Goulds Green, available with no forward chain.

The property is leasehold with 109 years remaining on the lease; the ground rent is £250 per year and the service charge is £1,284 per year.

The interior of this well-presented property comprises a spacious lounge, fitted kitchen, double bedroom and family bathroom. The exterior boasts access to communal lawned gardens and residents' parking.

Situated in the popular area of Goulds Green, the property is close to a number of amenities including supermarkets, shops, restaurants and pubs. Transport connections can be found from Hayes & Harlington and West Drayton Elizabeth line stations, the A312, M4, A40 and Hillingdon tube station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

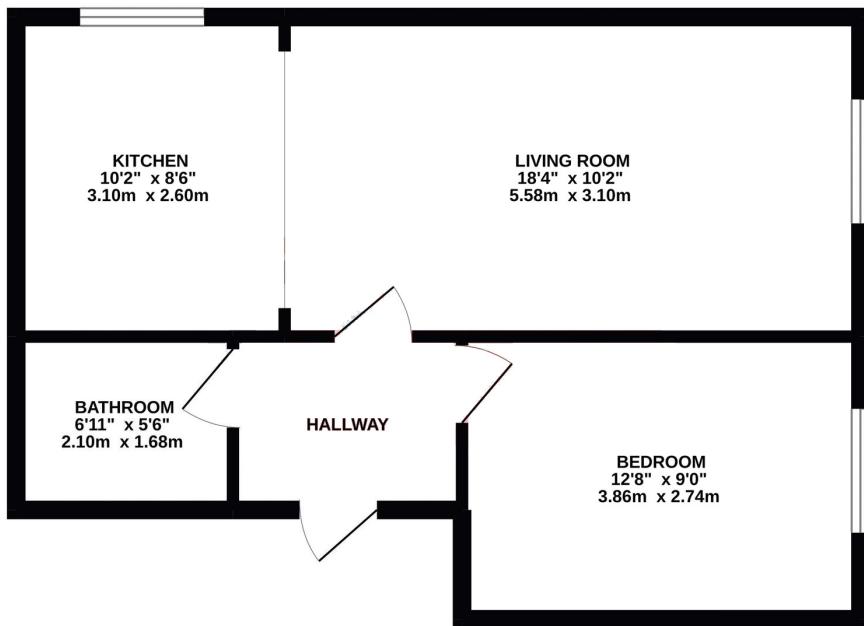
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt is made to ensure accuracy of the above measurements, 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 condition or working order can be given.

Made with Metropix ©2022

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk