



**Ambleside Walk  
Uxbridge  
Greater London  
UB8 1XE**

**Offers in Excess of £234,000**

**bettermove**

# Ambleside Walk

## Uxbridge

Bettermove are proud to present this 1 bedroom maisonette in Uxbridge, This property is available with no forward chain welcoming cash buyers only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has parking available via the designated residents bays, parking permits are also available to purchase through the council.

The council tax band is C.

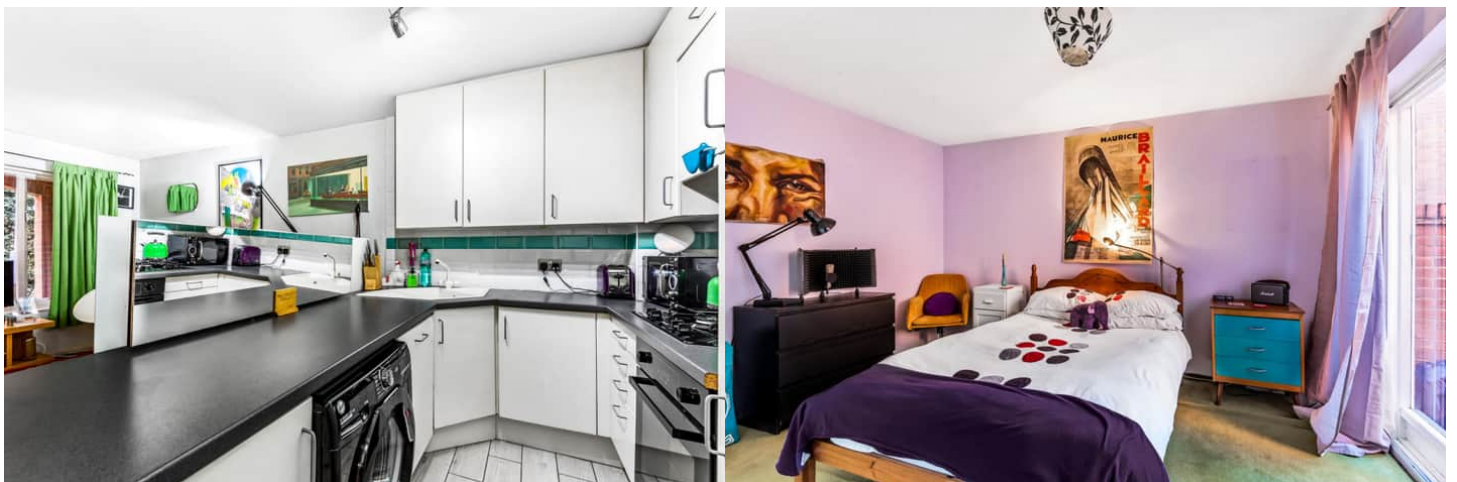
This is a leasehold property with 99 years remaining on the lease from 1981; there is no service charge or ground rent.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen with dining area, bedroom and bathroom on the ground floor. The exterior boasts a private rear yard alongside communal gardens, perfect for enjoying the summer months.

Located in the popular town of Uxbridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

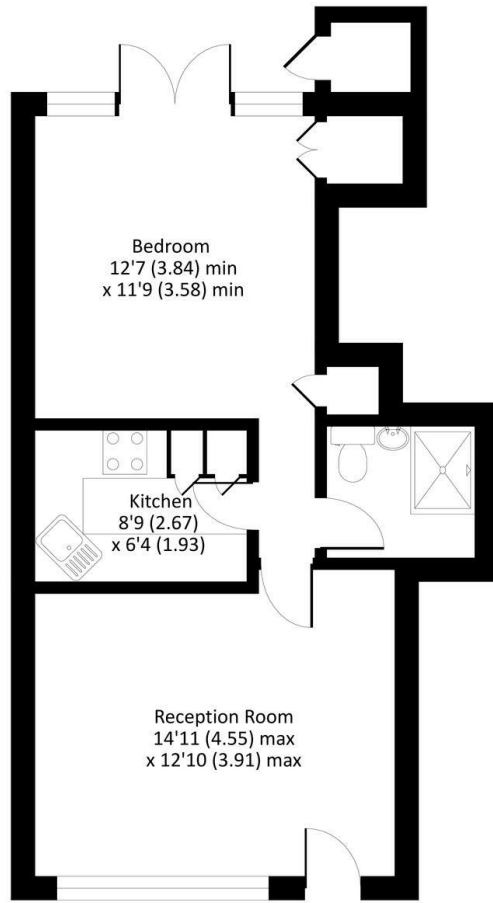
Excellent transport connections can be found from the Elisabeth line underground station, West Drayton train station and the Hillingdon underground station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# Ambleside Walk, UB8 1XE


Approximate Area = 469 sq ft / 43.5 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Gibbs Gillespie. REF: 782166

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>		
(55-68)	<b>D</b>	70	78
(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 	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)