



Canalside Gardens, Southall, UB2 5TJ

- Two Bedrooms
- Fitted Kitchen
- Separate Family Bathroom
- Private Balcony
- EPC Rating TBC
- Open Plan Living
- En Suite To Master Bedroom
- Allocated Parking
- Canalside Views
- Council Tax Band C

Asking Price £230,000

HUNTERS®
HERE TO GET *you* THERE

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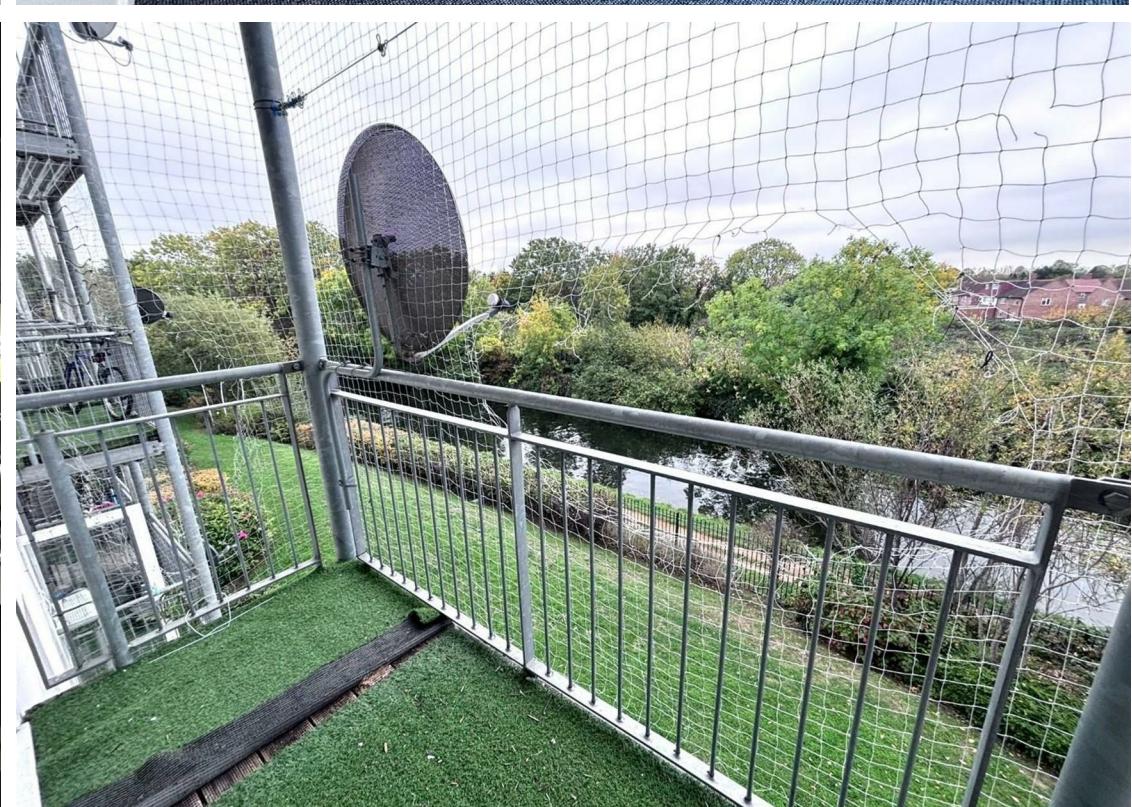
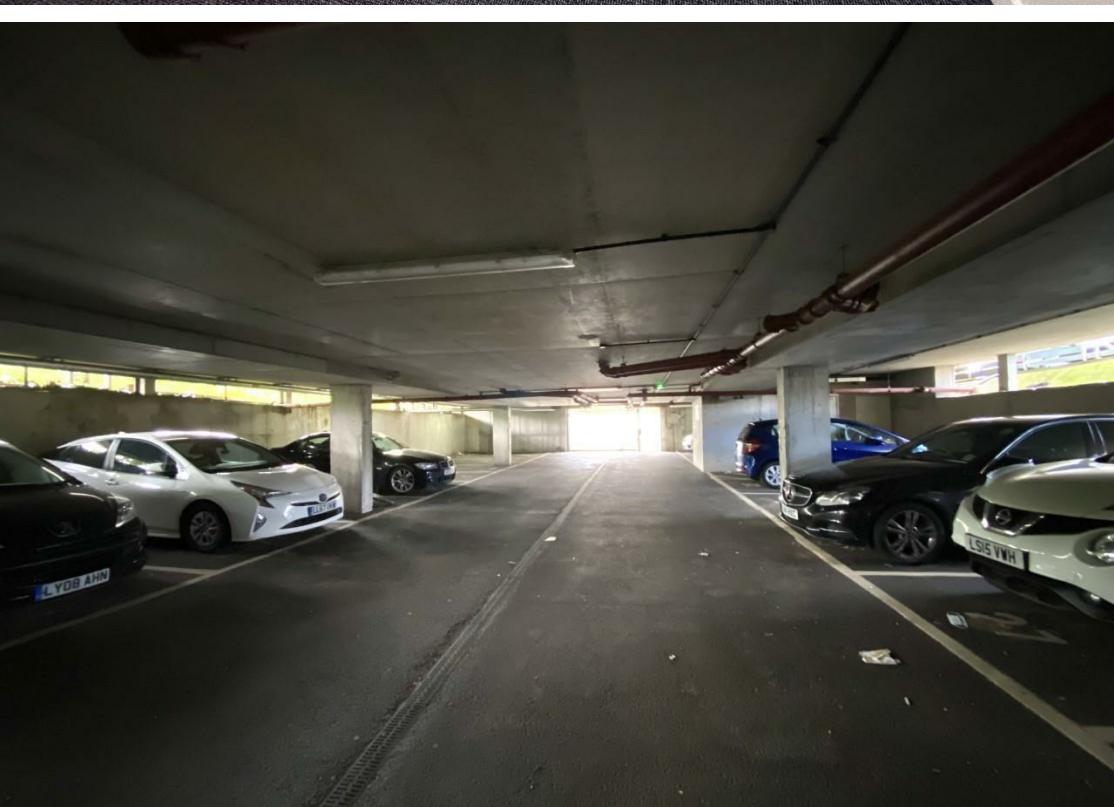
DESCRIPTION

Situated in Canalside Gardens is this larger than most, two bedroom apartment in Southall. The property is ideal for first time buyers or long term investors.

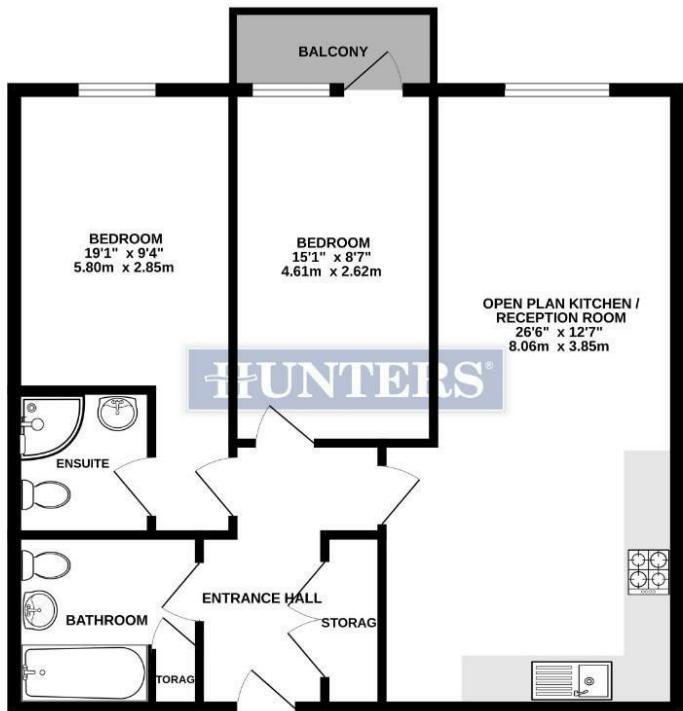
The property comprises entrance hall, open plan living room & kitchen, two bedrooms, two bathrooms (one of which is an en suite to the master bedroom) and a private balcony. The property also has allocated parking and some communal gardens.

Canalside Gardens is located close to good schools, local shops, bus routes road networks and within easy reach of Southall (Crossrail) station.





750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA - 750 sq.ft. (69.7 sq.m.) approx.
Whilst every effort 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 operation or efficiency can be given.
Made with Floorplanner 2022

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.