



## Cumbrian Way, Uxbridge, UB8 1XD

- Two Bedrooms
- Large Balcony Overlooking Communal Grounds
- Modern Fitted Kitchen & Bathroom
- Moments Away from Uxbridge Town Centre & Train Station
- Potential Gross Yield of 6.6%
- First Floor Flat
- No Chain & Vacant Possession
- Parking for Residents
- Ideal First Time Purchase or Buy to Let Investment
- EPC Rating: D

**Asking Price £279,950**





# Cumbrian Way, Uxbridge, UB8 1XD

## DESCRIPTION

Situated in Cumbrian Way in the heart of Uxbridge town center is this two bedroom, first floor flat being offered for sale with NO ONWARD CHAIN and vacant possession. The property is perfect for first time buyers who are looking to step onto the property ladder or a buy to let investor, with a potential gross yield of 6.6% per annum.

The property comprises entrance hall, two bedrooms, modern fitted bathroom, storage unit off the hallway and open plan living room incorporating a modern fitted kitchen with appliances, the property also benefits from a private balcony overlooking the communal gardens and an allocated parking space.

Cumbrian Way is positioned moments from Uxbridge High street, Uxbridge Underground Station (Metropolitan and Piccadilly Lines) and the town center which offers an array of highly regarded restaurants, coffee shops, bars, cinema complex, fitness clubs, and the two shopping centers (Intu Uxbridge and Pavillions). The property also benefits being close by to Brunel University, Hillingdon Hospital, excellent primary/secondary schools and the M25/M40 and A40 are a short drive away offering access directly into Central London.

Lease Remaining:

144 Years

Ground rent: £0

Service charge: £861 per annum

Gross yield based on a potential rent of £1,600 per calendar month

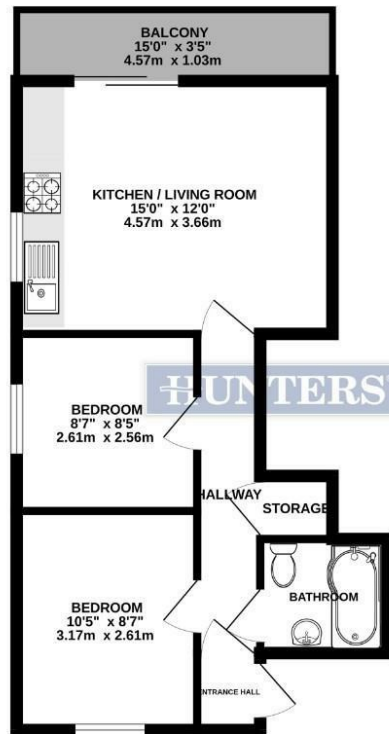








FIRST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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### Viewings

Please contact [hayes@hunters.com](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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