



Riverbank Point, Uxbridge, UB8 1JL  
£275,000



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this spacious one bedroom second floor apartment. This lovely flat briefly comprises: one double bedroom, open planned lounge with separate fitted kitchen/dining area, Juliet balcony and modern bathroom suite. The property benefits from under floor heating, lift access and a parking space. Perfect for commuters, this property is ideally situated just off of Uxbridge High Street in a secured gated complex, with all of the towns shopping/leisure facilities and Uxbridge tube station (Metropolitan & Piccadilly) on the doorstep. The A40 and M25 are within striking distance as well as Heathrow Airport and Hillingdon Hospital.



## ENTRANCE HALL

Front aspect entrance door, laminate effect flooring, under floor heating, security entry com system, storage cupboard, doors to:

## LIVING ROOM

Rear aspect double glazed window, rear aspect double glazed door to Juliet balcony, laminate effect flooring, under floor heating, open to:

## KITCHEN/DINING AREA

Laminate effect flooring, under floor heating, downlighting, a range of base and eye level units, one and a half stainless steel sink with mixer taps, space for washing machine and dishwasher, integrated oven with four gas hob rings and extractor hood, integrated fridge freezer.

## BEDROOM

Rear aspect double glazed window, built in wardrobe.

## BATHROOM

Tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, downlighting, heated towel rail.

## PARKING

One parking space.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## LEASE

170 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

Service Charge: £1,840.80 per annum.

Ground Rent: £92.83 due per 6 months.

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BEFORE EXCHANGE OF CONTRACTS.

## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,735.45

N.B. We recommend that your solicitor verifies these details before exchange of contracts.

## DISTANCE TO STATIONS

Uxbridge (0.3 Miles) - Metropolitan/Piccadilly

## NB

PLEASE BE AWARE THAT THIS PROPERTY IS OWNED BY A MEMBER OF STAFF OF GIBSONHONEY.



92 High Street, Ruislip, Middlesex, HA4 8LS

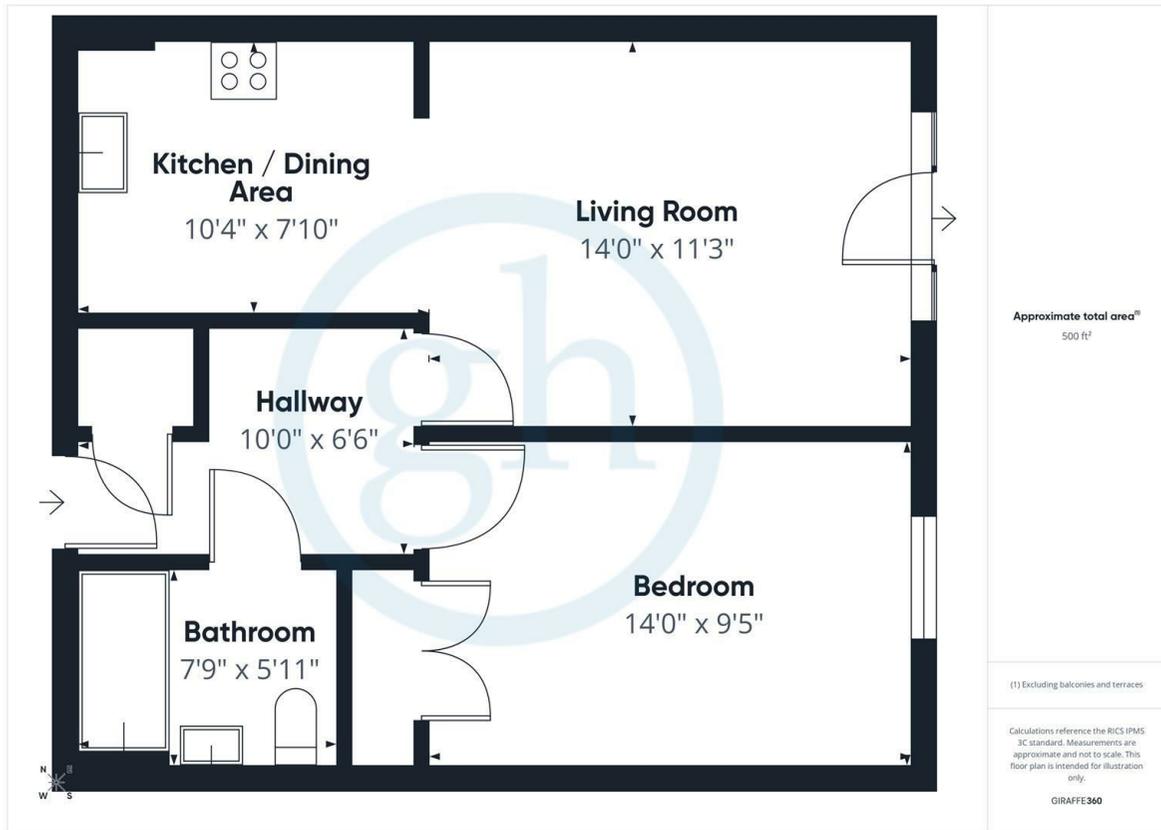
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy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



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