



Riverbank Point, Uxbridge, UB8 1JL
£290,000



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.

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.

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.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS

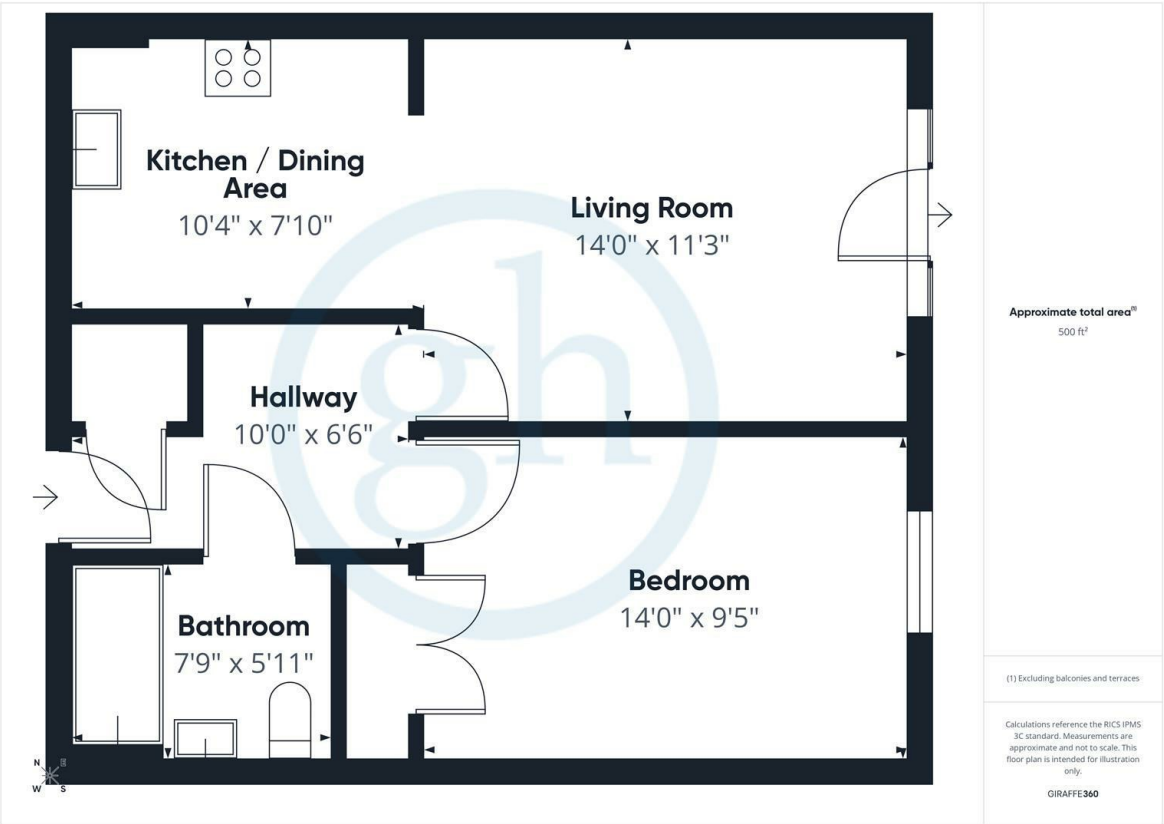


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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