



Truesdales, Uxbridge, UB10 8FX
£345,000



NO UPPER CHAIN. Gibson Honey are pleased to present to the market this immaculate and spacious two bedroom second floor apartment. Set in this highly convenient location, this property briefly comprises: good size entrance hallway, spacious open plan lounge with modern fitted kitchen, two large double bedrooms, modern family 'Jack and Jill' bathroom, private balcony and allocated parking. Further benefits include lift access and a bike storage shed. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislip's bustling High Street and Ickenham village, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. Highly regarded schools nearby include; Douay Martyrs, Breakspear School, Glebe Primary School, Bishop Ramsey Secondary School and both Whiteheath Infants & Juniors.



ENTRANCE HALL

Front aspect entrance door, entry phone system, radiator, storage cupboard housing boiler, doors to:

THROUGH LOUNGE

Rear aspect double glazed door to balcony, rear aspect double glazed window, downlighting, radiator x 2, open to:

KITCHEN

Part tiled flooring, a range of base and eye level units, stainless steel sink with drainer, storage cupboards, integrated appliances including: fridge freezer and oven with four gas hob rings and extractor hood.

BEDROOM ONE

Rear aspect double glazed window, radiator, door to:

JACK AND JILL BATHROOM

Tiled flooring, part tiled walls, downlighting, panel enclosed bath with shower attachment with mixer taps, pedestal wash hand basin, low level wc, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

PARKING

One allocated space.

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

LEASE

985 years remaining.

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

OUTGOINGS

TBC

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS

BEFORE EXCHANGE OF CONTRACTS.

COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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

DISTANCE TO STATIONS

West Ruislip Station (0.1 Miles)
Ickenham Station (0.5 Miles)
Ruislip Station (0.7 Miles)

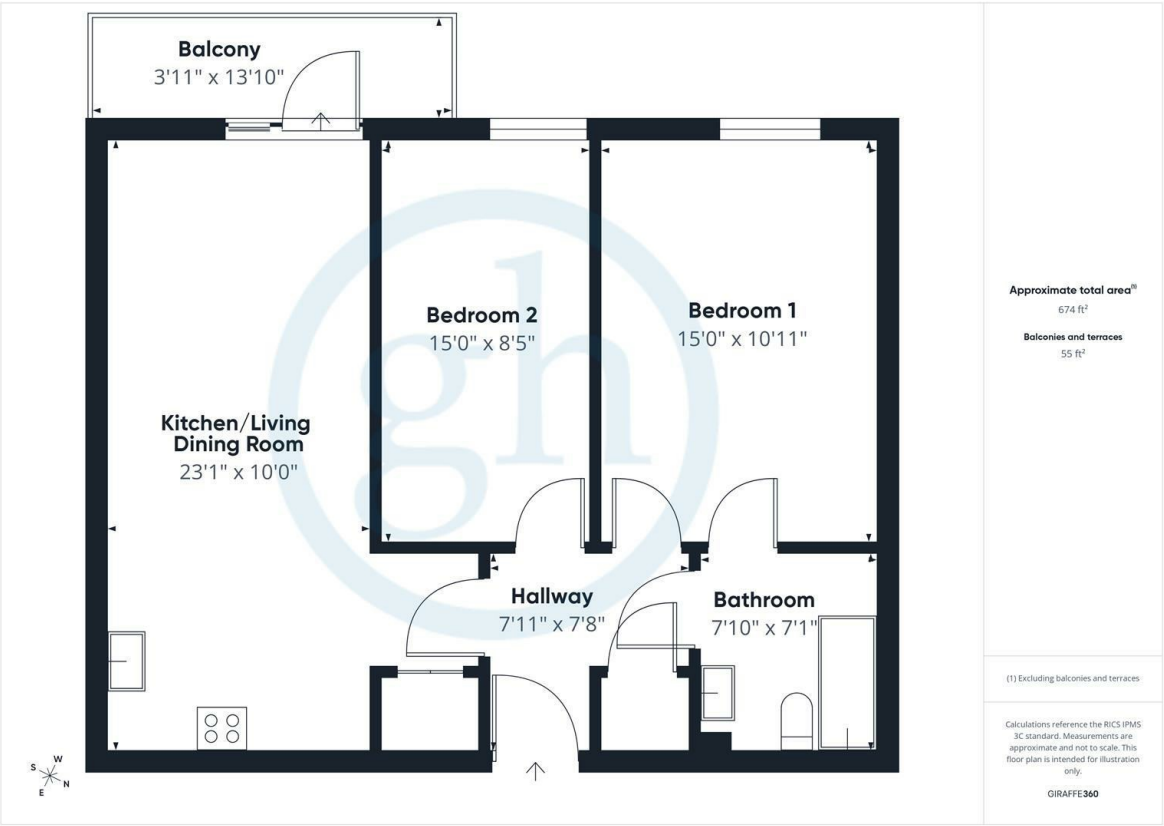


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.