



**134 RYEFIELD AVENUE
UXBRIDGE, UB10 9DA**

**£130,000
LEASEHOLD**

This spacious two-bedroom duplex is a fantastic investment opportunity, offering both comfort and convenience. The property features two generous double bedrooms, a ground-floor toilet, and a modern bathroom upstairs. Currently tenanted with a monthly income of £1,350, it ensures a reliable rental return. With 95 years remaining on the lease and no ground rent or service charge, this property provides a hassle-free investment.

Located just a 5-minute drive from Hillingdon Train Station, it offers easy access to the A40 and nearby public transport links, making commuting a breeze. Uxbridge Town Centre is also just a short distance away, providing a wealth of shops, restaurants, and amenities.

Whether you're an investor or seeking a well-connected home, this duplex offers comfort and accessibility.

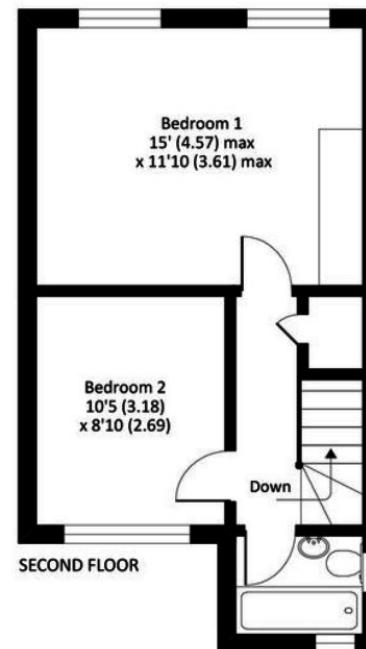
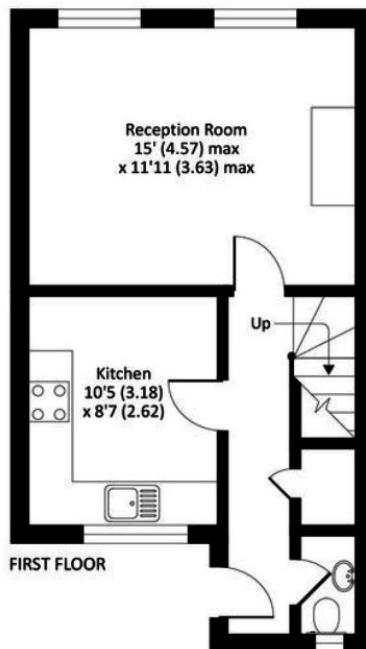
Leasehold Approx: 95 years remaining



Ryefield Avenue, Uxbridge, UB10 9DA

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2021. Produced for Gibbs Gillespie. REF: 693894



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

mycastle

Uxbridge Sales
16 High Street
Uxbridge
Middlesex
UB8 1JN

01895 349550
info@mycastleltd.com
<https://www.mycastleltd.com>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements