



Lowdell Close Yiewsley Middlesex UB7

No Upper Chain

- Ground Floor Studio Apartment • Security Entry Telephone • Double Glazing • Fitted Kitchen • Shower Room • Allocated Parking • Communal Garden • No Upper Chain •

RWHITLEY
Est. 1938 & CO

Guide Price £164,950

DESCRIPTION

A ground floor studio apartment located in a popular development built by Wimpey Homes in the late 1980's which would make an ideal purchase for first time buyers or buy to let purchasers. The flat, which is conveniently located for Hillingdon Hospital and Stockley Business Park requires some updating to unlock its full potential and is offered to market with the benefit of a long lease and no onward chain complications. Approached via a communal entrance with security entry telephone the property offers well planned accommodation to include an entrance hall with airing cupboard and useful storage cupboard, good sized studio room with opening to the kitchen which is fitted with a serviceable range of wall and floor cupboard units and a shower room.

WINDOWS

White UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is B.

OUTSIDE

Delightful area of communal gardens. 1 allocated parking space.

LOCATION

Lowdell Close is well placed for easy access by car to the Motorway network, London Heathrow Airport and Stockley Business Park. Bus routes within short walking distance. Mainline railway station at West Drayton about 1 mile (Crossrail from 2019). Uxbridge Town Centre and Metropolitan and Piccadilly Line Underground station about 3 miles.

SERVICES

Mains electricity, water and drainage.

TENURE

We understand that the property is held on a lease with a term of approximately 970 years remaining.*

GROUND RENT

We understand that there is a ground rent payable currently a peppercorn per annum. This figure may rise throughout the term.*

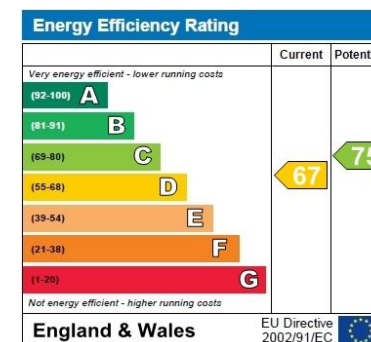
SERVICE CHARGE

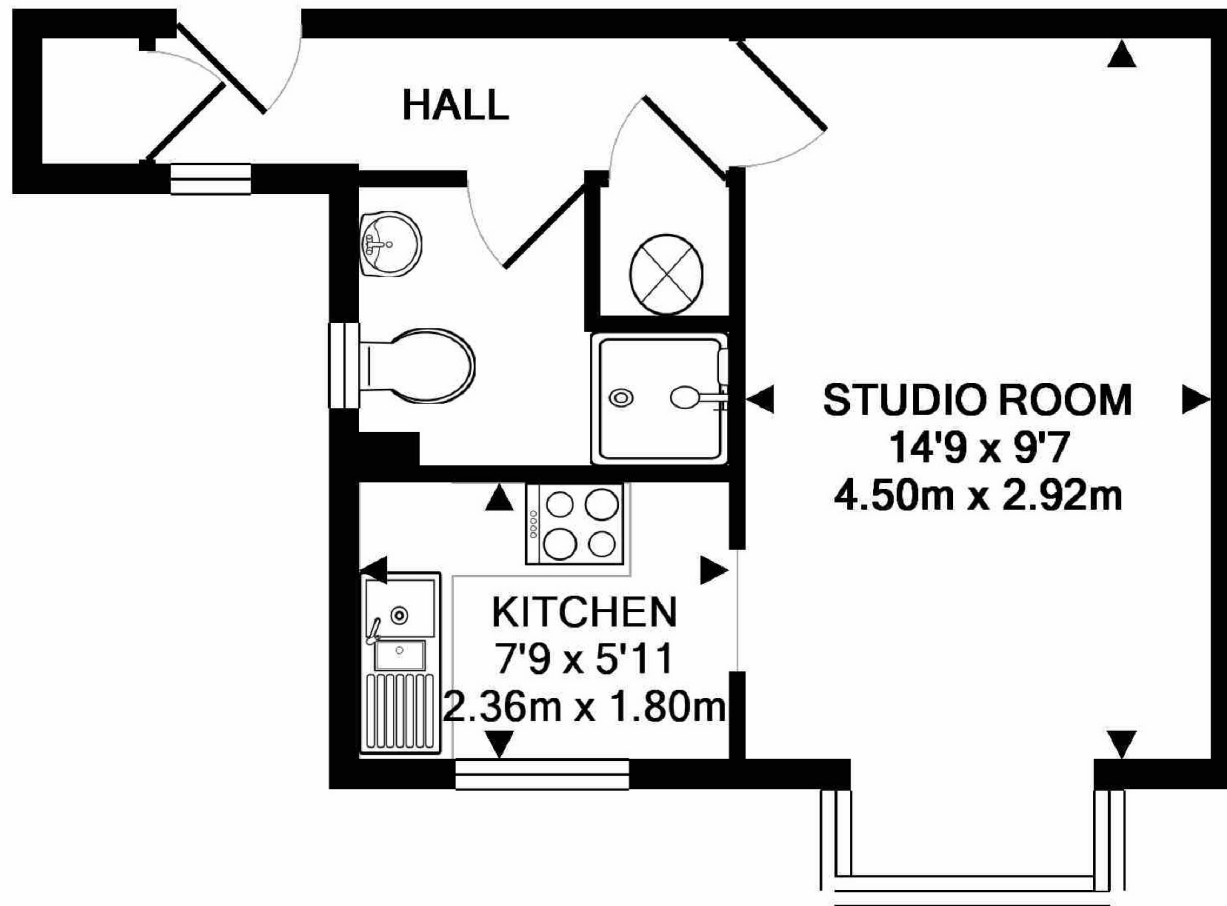
We understand the annual service charge payable is currently £720.*

* To the best of our knowledge this information is correct but will be confirmed by the solicitors during the conveyance.

VIEWINGS

Strictly by appointment with R Whitley & Co.





TOTAL APPROX. FLOOR AREA 287 SQ.FT. (26.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. No responsibility is taken for any errors, omissions or mis-statements. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements are approximate and rounded. Arrows on the floor plan indicate the points where the measurements were taken. Floor plans are for illustrative purposes only and should not be relied upon for carpets, floor coverings, furnishings, kitchen and other equipment. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, kitchen and other equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars. These particulars do not constitute, nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co. The vendor does not make or give and neither R Whitley and Co nor any person in their employment has the authority to make or give any representation or warranty what so ever in relation to this property.