



- One bedroom maisonette
- Ground floor
- Own private garden
- No onward chain

## 64 Frayslea, Uxbridge, Middlesex, UB8 2BY

A deceptively spacious one-bedroom ground floor maisonette with own private rear garden situated in a quiet cul-de-sac within walking distance of Uxbridge town centre. Offered to the market with the benefit of NO ONWARD CHAIN internal viewings are strongly recommended to avoid disappointment.

Guide Price £265,000





## Property Description

### ACCOMMODATION

The property is presented in good order and would make an ideal first time or investment purchase. The accommodation briefly comprises of entrance hallway, 13ft sitting room, 9ft modern fitted kitchen, 14ft double bedroom, storage cupboard and white suit bathroom. To the rear of the property there is your own private rear garden, to the front is residents parking bay and a front garden with pathway to the front door.

### LOCATION

Frayslea is situated within walking distance of Uxbridge town centre giving access to the Underground Station, bus links, bars, and restaurants. The property also has easy access to Brunel university, Hillingdon hospital and a selection of well-regarded schools. The A40/M40 and M4 are a short drive away, as are the popular Buckinghamshire country parks such as Black Park and Langley Park.

### TENURE

Leasehold Sale

Approximately 90 years left remaining on the lease (The vendor has spoken to the freeholder who has quoted £3000 - £4000 plus costs for the lease extension which will take it back to 125 years)

Service Charge £35.98 per month

London Borough of Hillingdon

Council Tax Band - C





### Frays Lea

Approximate Gross Internal Floor Area = 45.8 sq m / 494 sq ft

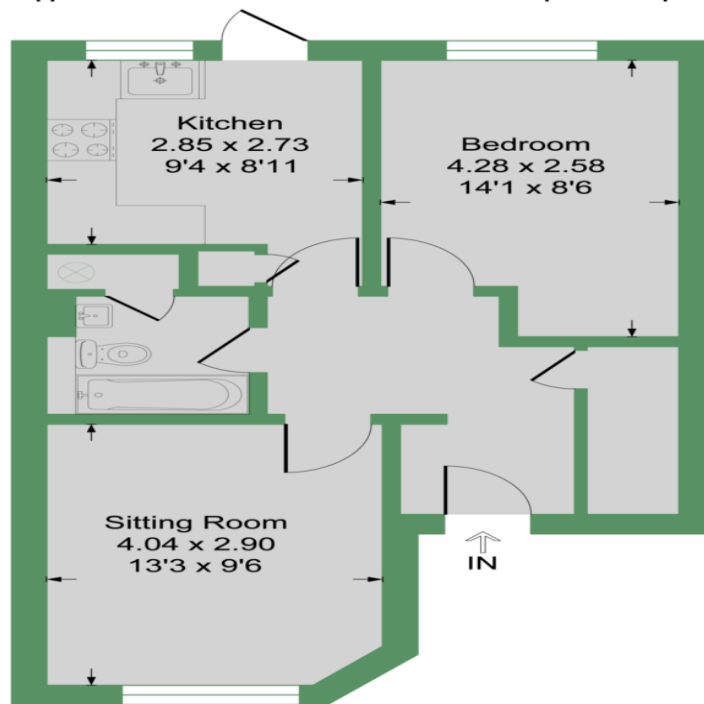


Illustration for identification purposes only, measurements are approximate, not to scale.

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