

Lot 28

20 Rabbs Mill House, Chiltern View Road,
Uxbridge, UB8 2PB

GUIDE PRICE: £140,000



SPACIOUS TWO BEDROOM FLAT IDEAL FOR INVESTMENT

This fourth floor flat forms part of a purpose built block located to the South of Uxbridge Town Centre. The property offers spacious double bedroom accommodation and includes lift access and well kept communal gardens. The property is presented in very good decorative order throughout and benefits include double glazed windows, Economy 7 heating, fitted kitchen and modern bathroom. The property offers excellent potential for investment being within close proximity to Uxbridge Town Centre, Brunel University, Hillingdon Hospital and Stockley Business Park. The property is sold with full vacant possession.



LOCATION

Uxbridge forms part of the London Borough of Hillingdon and has good communications including the A40, A41, M4, M40 and M25. Uxbridge has excellent public transport links with the Metropolitan/Piccadilly Tube Lines as well as national rails services provided at Ruislip and West Drayton. Major facilities include The Chimes and Pavillion Shopping Centres. Rabbs Mill House is situated on Chiltern View Road which can be accessed from the Cowley Road.

ACCOMMODATION

Communal hallways, entrance hall, living room 17'5 x 12', fitted kitchen 15'1 x 6'8 bedroom one 11'7 x 10', bedroom two 14'10 x 10'5, bathroom, separate WC, communal gardens.

TENURE

Leasehold: Lease from 8 August 1988 to 27 March 2113.
Ground Rent: £10 pa

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon: 01895 250111
Council Tax Band: C

POPULATION & EMPLOYMENT

Last recorded figures estimated that the London Borough of Hillingdon has a population of 143,000 with a 71% employment rate.

VENDORS SOLICITORS

Kassam Boota
Simpson Miller Solicitors
St Paul's Street,
Leeds LS1 2JG

0870 855 1200

VIEWING TIMES

31st January @ 11.15am
2nd February @ 10.15am
6th February @ 10.45am
9th February @ 10.15am
13th February @ 11.45am

Please call the Auctioneers to confirm.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■