

Lot 12

29 St Martin Close, Cowley,
Middlesex UB8 3SQ

GUIDE PRICE: £170,000



**END TERRACED DWELLING CURRENTLY
ARRANGED AS TWO SELF-CONTAINED FLATS**

This end terraced property situated in a close off Moorfield Road is presented in good decorative order with double glazing, gas-fired central heating and is currently arranged as two x 1 bedroom flats. The ground floor flat which has direct access onto the garden is currently vacant and the first floor flat is let on an Assured Shorthold Tenancy with the current tenant holding over on the original agreement terms at a rent of £725 pcm (£8,700 pa). The property is sold with the benefit of this investment income. The property is located approximately 1.5 miles to the South of Uxbridge Town Centre and to the North of West Drayton High Street.

ACCOMMODATION

Ground floor flat: kitchen 7'7" x 6'11", shower room, living room 13'2" x 11'8", bedroom 11'8" x 11'7"

First floor flat: landing, bedroom 11'10" x 11'3", shower room, living room 11'8" x 11'8", kitchen 6' x 5'4"

Outside: off street parking to the front and approx. 60' garden to the rear

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

VENDORS SOLICITORS

Owen White & Catlin, 56 High Street, Shepperton
Middlesex TW17 9AY. 01932 220451

VIEWING TIMES By appointment through the Auctioneers

JOINT AUCTIONEERS

Charrison Davies, 208 Manor Parade, High Street,
Harlington UB3 5DS. 020 8897 1688

charrison davis

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN