

LOT  
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38 Gell Close, Ickenham, Middlesex  
UB10 8EA

**Guide Price: £160,000**

## FIRST FLOOR STUDIO FLAT WITH INVESTMENT INCOME



This first floor studio flat is situated within a cul-de-sac development off Shorediche Close. Ickenham Village with its local shopping facilities, Underground Station and bus connections is within easy reach as is the main town centre of Uxbridge with its main shopping facilities. Good road links serve the area including the A40 with access to the M25, M40 and Central London. The flat is currently let at £650pcm (£7800 pa) and the tenant is holding over on an original AST agreement. In our opinion the property is underlet although we understand that the existing tenant has no arrears and has been resident long term. The property is sold with the benefit of the investment income and will be of interest to investment purchasers.

### ACCOMMODATION

Entrance Hall, Studio Room, Kitchen, Shower Room, Communal Gardens and Parking.

### TENURE

Leasehold 125 years from 25/12/85 thus approximately 92 years unexpired. Service Charge £384 per annum Ground Rent £50 per annum Building Insurance £167 per annum

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band B

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN