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# 29 Bullrush Grove, Cowley, Uxbridge, Middlesex UB8 2JW

**Guide Price £130,000\***

## SECOND FLOOR STUDIO FLAT, IDEAL FOR INVESTMENT



This second floor purpose built studio flat forms part of a popular development off Iver Lane. Uxbridge town centre with its major shopping facilities and station (Metropolitan & Piccadilly) Lines is located two miles to the north and West Drayton with its main line station to London Paddington is similar distance to the south. The flat has been let although it is now being offered with vacant possession. There is allocated parking and a security entryphone system. This property will be of interest to investment buyers.

### ACCOMMODATION

Studio Room, Kitchen, Bathroom

### TENURE

Leasehold 99 years from 1987, thus approximately 65 years unexpired. The seller is willing to sign and assign a Section 42 notice for lease extension at the buyers cost between exchange and completion. The auctioneers are aware that flats 21 and 22 extended their leases in 2016/17 for a premium of £10,000.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band: B EPC rating: C

### VIEWING TIMES

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN