



Verona Close, Uxbridge, UB8 2LJ

NO ONWARD CHAIN!

Strictly for persons over the age of 55 we offer for sale this modern style 2nd floor 1 bedroom apartment set within this exclusive 1980's built, retirement development of similar properties with 24hr emergency support. The flat benefits from a lift to all floors, laundry room (on the first floor), communal social lounge, well presented communal gardens and residents shared parking. The flat has telecom monitoring system and well planned accommodation boasting a lounge, separate modern fitted kitchen, double bedroom and a modern shower room/toilet.

You also have electric economy 7 night storage heating and double glazed windows.

The property is well placed for a local shopping parade and bus routes. Uxbridge and Yiewsley/West Drayton town centres are within easy access by car or bus.

The property has a lease term of 125 years from 25 December 1986 (86 years remaining).

A ground rent of £75.00pa and an annual service charge of £3,700.

Asking Price £119,950

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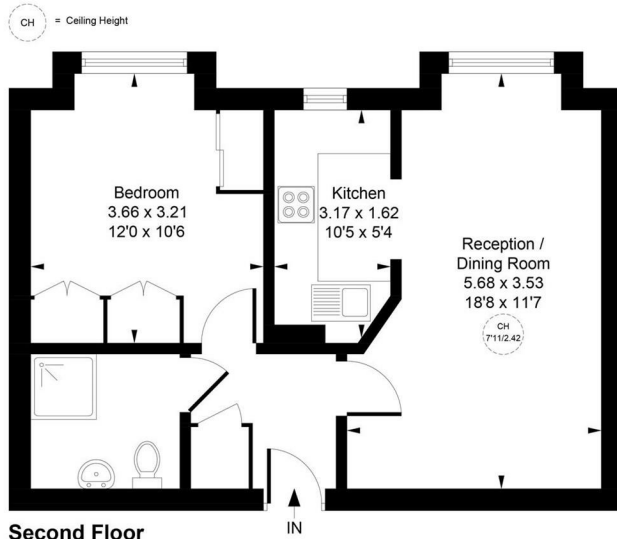


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Approximate Gross Internal Area
42.64 sq m / 459 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>77</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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