



## Iffley Close, Uxbridge, Middlesex, UB8 1TP

\*\*\*CASH BUYERS ONLY\*\*\*

UXBRIDGE TOWN CENTRE FOR THIS PURPOSE BUILT GROUND FLOOR FLAT AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND NO UPPER CHAIN!

This ground floor flat has gas central heating and double glazed windows but will require refurbishment throughout. Buyers are also advise that the property has a 50 Year Lease remaining.

The accommodation with your own front door opens into an entrance hall, lounge, separate kitchen with door opening onto lawned communal gardens, double bedroom and a bathroom/toilet. There is also a residence car parking area (contact the London Borough of Hillingdon re- parking permits).

Iffley Close is conveniently situated just a couple of minutes walk from Uxbridge Town centre, The Chimes and the Pavilions shopping centres, a large variety of bars and restaurants plus Uxbridge Underground station (Piccadilly and Metropolitan lines to central London).

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

**Guide Price £199,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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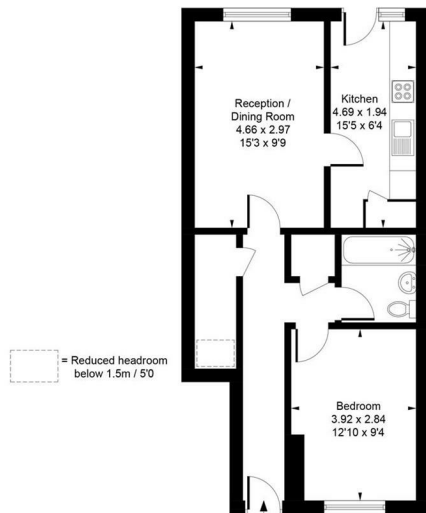
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Approximate Gross Internal Area = 52.08 sq m / 561 sq ft




Ground Floor

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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>55</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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