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Nellgrove Road  
Hillingdon  
Middlesex  
UB10 0SX

**RWHITLEY**  
Est. 1938 & Co

# Guide Price £300,000



- Ground Floor Maisonette
- Two Double Bedrooms
- Open Plan Living Space
- Fitted Kitchen
- Private Garden
- Shared Parking
- No Upper Chain
- SHARE OF FREEHOLD

## DESCRIPTION

A well presented two bedroom ground floor maisonette, tucked away on Nellgrove Road, conveniently placed close to a variety of local amenities, making it an ideal first purchase or buy to let investment. The maisonette enjoys well proportioned accommodation which begins with a good sized open plan living room/kitchen with a range of base and eye level units, and comes complete with integrated gas hob with oven under and extractor over plus a space for a fridge freezer and plumbed space for a washing machine. The good sized hallway comes with built in storage and links to the two double bedrooms with the principal bedroom being an impressive 14'5" by 14'1" in size with a feature bay window. The modern family bathroom suite completes the accommodation.

## HEATING & HOTWATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

Double glazed windows.

## OUTSIDE

The front and side garden are fenced to create a completely private space. A gate leads to the front garden which has a patio area leading to the front door, gravelled borders with a side astro turfed surfaced area and garden shed. The side garden is gravelled and perfect for outdoor entertaining.

There is shared parking available in the adjacent gated access road.

## LOCATION

Local shops and bus routes are just a short walk. Hillingdon hospital, Brunel University, Stockley Business Park Heathrow Airport and Uxbridge town centre are all within short motoring distance.

## COUNCIL TAX

We understand that the current council tax band is C.

## TENURE

We understand that the property is held on a lease term of 999 years from 14/04/2016 (989 years remaining).\*

## GROUND RENT

We understand that there is no ground rent payable. This figure does not rise throughout the term.\*

## SERVICE CHARGE

We understand that there is no annual service charge payable.\*

## NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## SERVICES

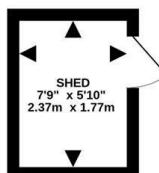
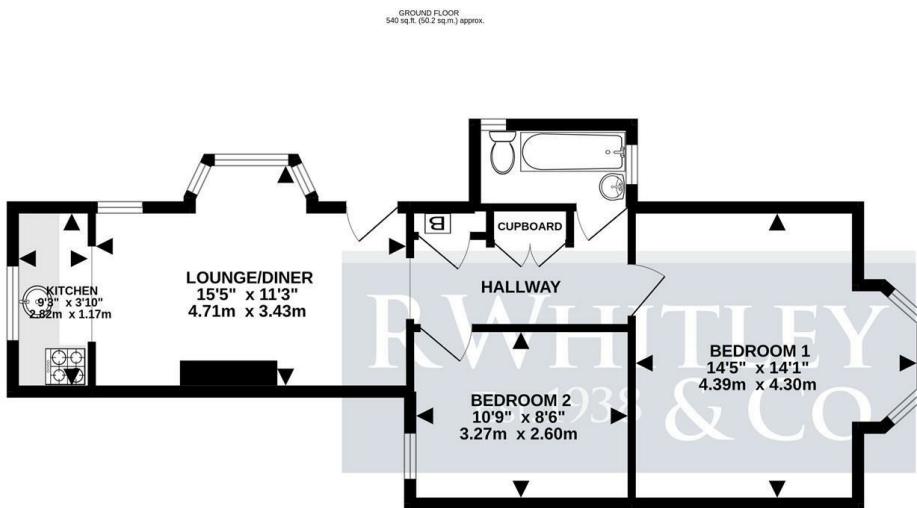
Mains gas, electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

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



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