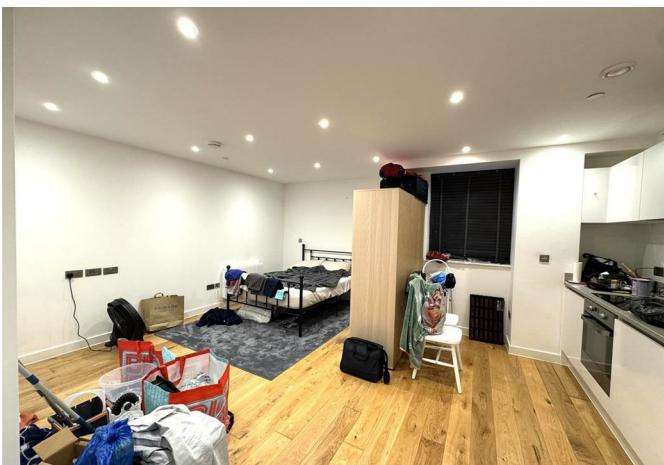




1 Dolphin Bridge House Rockingham Road, Uxbridge, Middlesex, UB8 2FE

**£250,000**



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**£250,000**

GREAT INVESTMENT OPPORTUNITY!...

New to the market, this impressive spacious ground floor Studio apartment is located in the sought after Dolphin Bridge House development.

The property itself benefits from a large open plan living / dining / sleeping area with wooden flooring, stylish white kitchen with integrated appliances and separate utility cupboard, luxury shower room, neutral decoration throughout and secure entry-phone access.

Residents have one parking space in the secure car park opposite the block.

The development is located just a short walk from Uxbridge centre, on the banks of the Grand Union Canal, offering easy access to Brunel University and the Underground station.

This apartment can be bought with a tenant in situ, so immediate rental income upon completion of the sale.

994 year lease with 997 years remaining.

## Description



## Situation

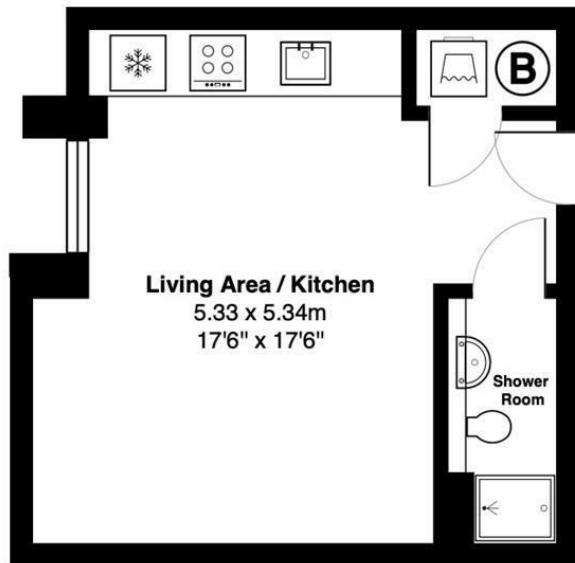


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Council Tax Band: B

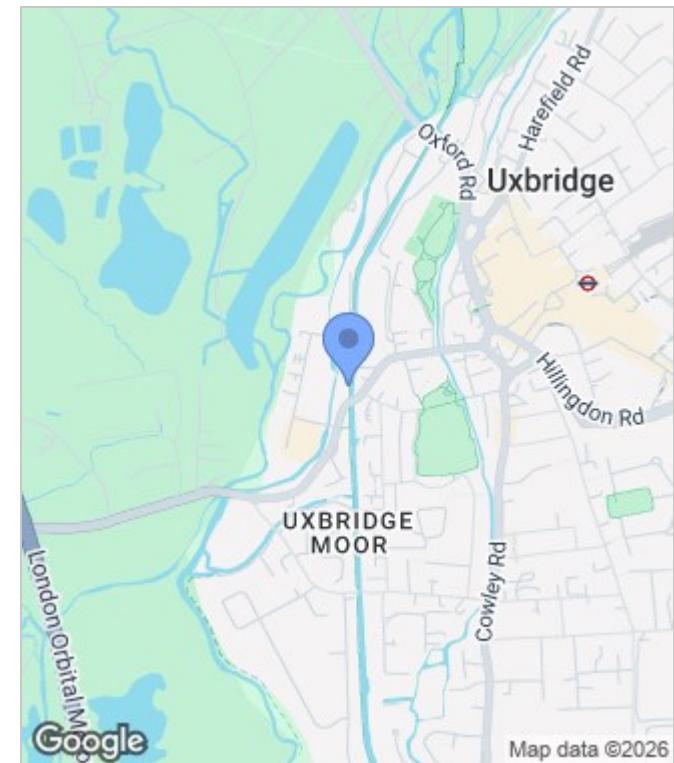
Available:

## Floor Plans

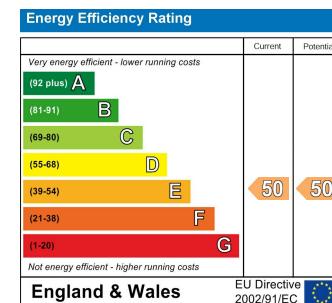


All measurements are approximate and for display purposes only

## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.