



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

PARK ROAD UXBRIDGE



SOLD

REF: 437790

2 Bed, Investor Tenanted Maisonette, Communal Garden, 1 Garage Parking Space

Communal Gardens - Vacant Garage - Ground Floor - Investment Purchase -

Heath Court UB8. For investment purchasers only. A ground floor maisonette comprising of lounge, inner hall, kitchen, two bedrooms and bathroom. Occupied at £4,486 per annum last registered May 2007. Rent review due now, estimated to increase to £5,000 p.a. Outside space consists of communal gardens and single garage (garage vacant and outside of tenancy, potential to let at £900 p.a.). To see more details log on to ludlowthompson.com or call 020 8752 9999.

Train/Tube - Hillingdon, Uxbridge

Local Authority/Council Tax - Hillingdon

Tenure - Leasehold

ludlowthompson



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Communal Garden



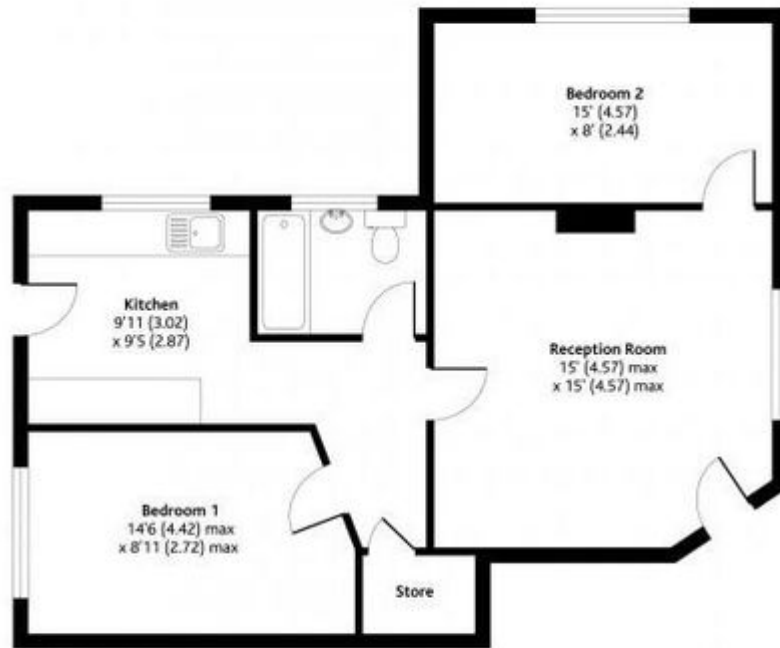
Floor Plan



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GROUND FLOOR

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception Room - 4.57m x 4.57m (14' 11" x 14' 11")

Kitchen - 2.87m x 3.02m (9' 4" x 9' 10")

Bedroom 1 - 2.72m x 4.42m (8' 11" x 14' 6")

Bedroom 2 - 2.44m x 4.57m (8' x 14' 11")

Bathroom

Tenure Information

Leasehold. Years Remaining: 122 Years (Approx.) Total Charges: £965.00 per annum (Approx.) £80.00 per month (Approx.)

Communal Garden

Tenure Details

Tenure - Leasehold

Lease Expires - 108 years

Ground Rent - £150 per year

Service Charges - £815 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 437790

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.