



Denham Green Lane
DENHAM, UXBRIDGE, UB9 5LE



Guide Price £250,000

A beautifully presented, purpose built, second floor apartment which has been modernised and decorated to a very high standard throughout. Located within a few minutes walk of local shops and Denham main line railway station (connecting into London Marylebone) the property offers low running costs. The accommodation comprises of an entrance hall with access to loft space, lounge/ diner, a modern fitted kitchen, double bedroom and a modern fitted bathroom. Features include ample storage, gas central heating, double glazing and a long lease. Outside there is ample residential parking for owners and visitors. This property is being sold chain free and an internal inspection is highly recommend to appreciate the quality and space throughout.

ENTRANCE HALL

2 storage cupboards. Cupboard containing gas and electric meters. Access to loft.

LIVING/ DININGROOM

14' 8" x 12' 2" (4.47m x 3.70m)
Wall mounted gas fire. Wood effect flooring. Fitted Virgin Media port Radiator. Double glazed window over looking front aspect.

KITCHEN

9' 9" x 7' 6" (2.97m x 2.29m)
Well fitted with wall and base units. Granite effect work surfaces with tiled splash backs. Fitted dish washer. One and a half bowl stainless steel sink unit with mixer tap and drainer. Built in oven. Fitted electric hob with extractor fan over. Space for fridge/ freezer. Down lighters. Plumbed for washing machine. Double glazed window over looking rear aspect.

BEDROOM

11' 1" x 12' 2" (3.38m x 3.70m)
Walk in wardrobe with shelving and clothes rail. Wood effect flooring. Down Lighters. Radiator. Double glazed window over looking side aspect.

BATHROOM

Fully tiled with a modern white suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin. Chrome heated towel rail. Tiled floor. Extractor fan. Opaque double glazed window over looking rear aspect.

LEASE & CHARGES

125 year lease from 1997 (103 years remaining).

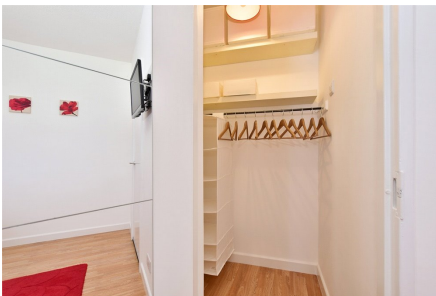
Ground Rent: £10 per annum fixed for the term of the lease.

Service charge: Approximately £700 per annum.

OUTSIDE

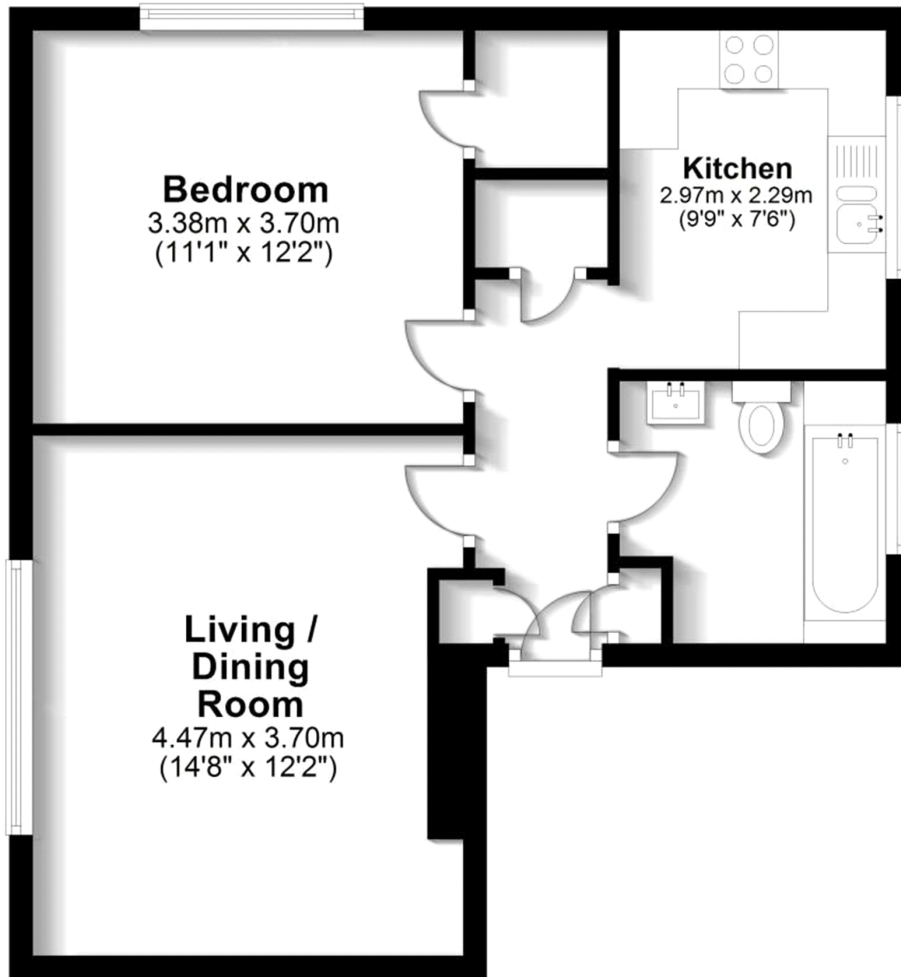
Allocated outside storage cupboard.

Draft details awaiting vendor's approval.



Second Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



Total area: approx. 48.7 sq. metres (524.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(55 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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