

2 Bed Flat In Keith Park Road , Uxbridge, UB10 0FG

£325,000





SHORT DESCRIPTION

Property Ref: 17560 Situated on the first floor of a peaceful, sought-after residential development, this exceptionally spacious two double-bedroom flat offers a perfect blend of comfort, convenience, and location. Ideally positioned within short walking distance of Uxbridge town centre, tube links, scenic parks, and top-rated schools, it represents an ideal home for first-time buyers, families, or investors. Key Features: Two Generous Double Bedrooms: Both rooms are impressive in size and feature fitted built-in wardrobes, leaving ample floor space for extra furniture or a home office setup. Exceptional Storage: Along with bedroom wardrobes, the central hallway includes two further built-in storage cupboards to keep your living space completely clutter-free. Private Balcony & Gardens: Features its own private outdoor balcony directly off the living area, alongside access to well-maintained communal gardens. Allocated & Visitor Parking: Includes a dedicated allocated parking space plus hassle-free access to on-site visitor parking bays for guests. Energy Efficient (EPC Rating B): Outstanding energy efficiency keeps running costs low and ensures a comfortable indoor temperature year-round. Chain Free: Offered to the market chain-free for a smooth, hassle-free transaction. Long Lease: 109 years Prime Location & Local Highlights: Outstanding Education: A mere 5-minute walk to John Locke Academy (rated Outstanding by Ofsted). Parks & Leisure: Just moments from the scenic green spaces of Dowding Park and the historic Battle of Britain Bunker Museum & Visitor Centre. Uxbridge Town Centre: Easy walking distance to the high street, including major shopping centres (The Chimes & The Pavilions), restaurants, cafes, and cinema. Superb Transport Links: Walking distance to Uxbridge Station (Metropolitan & Piccadilly lines) for direct Central London access, plus fast bus links to Hayes & Harlington (Elizabeth line) and swift access to the A40, M25, and Heathrow. Property Type: Flat Full selling price: £325000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 109 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £2122.00 Council tax band: C EPC rating: B Measurement: 773 sq.ft. Outside Space: Communal Garden, Balcony Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

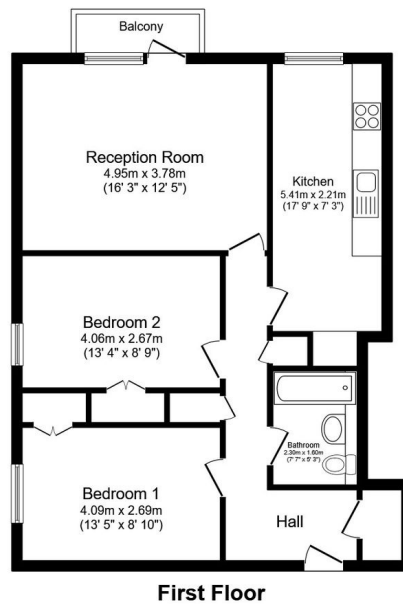
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 71.9 sq.m. (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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