



3 bed apartment to buy in UB9

Green Tiles Lane, Denham, Uxbridge, UB9 5HX

£350,000 Starting Bid

 x 3  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ Three double bedrooms
- ✓ Private balcony
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Description - This beautifully presented three bedroom apartment offers spacious, light filled interiors providing an impressive combination of space, style and comfort.

Accommodation - Finished to a high standard throughout, the accommodation begins with a welcoming entrance hall leading to a bright and spacious reception room, complete with an attractive fireplace. The modern kitchen/dining room features sleek fitted units, generous space for dining and direct access to a private balcony. There are three well-proportioned double bedrooms, together with a contemporary three-piece family bathroom.

Outside - Set within a sought after development, residents also benefit from private parking, beautifully maintained communal gardens and exclusive use of a tennis court set within the grounds.

Situation - Green Tiles Lane is ideally positioned close to a range of local shops, leisure facilities and a health club, as well as Denham railway station, which provides direct services to London Marylebone in approximately 25 minutes. The historic Denham Village is also nearby, renowned for its character, attractive surroundings and excellent selection of traditional pubs and restaurants. Denham Green remains a highly sought-after residential area, offering convenient access to neighbouring towns including Gerrards Cross and Uxbridge. The M25, M40 and M4 are all within easy reach, providing excellent connections to London and the major airports, while the area is also well placed for a number of highly regarded schools.

Terms And Notification Of Sale - Tenure: Leasehold

Lease: 90 years remaining

Service Charge: £2128.00

Ground Rent: £595.00

Local Authority: South Buckinghamshire

Council Tax Band: D

EPC Rating: D

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 90

Annual Ground Rent Amount: £595.00

Annual Service Charge Amount: £1,920.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: Allocated

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

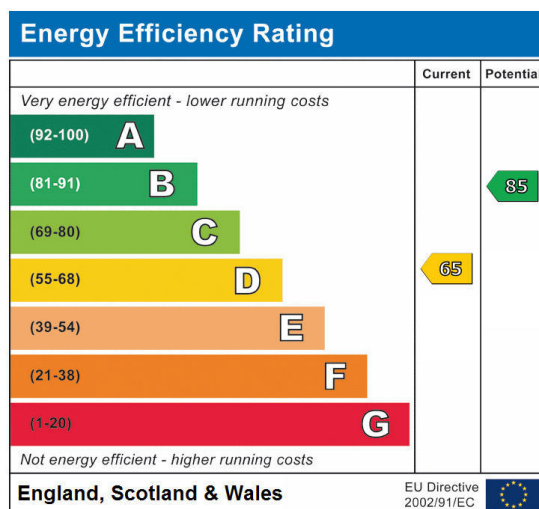
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Green Tiles Lane, Denham, Uxbridge, UB9 5HX

Contact your local branch today for more information on this property:

Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>

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