



PURPOSE BUILT STUDIO | GROUND FLOOR | LARGE STUDIO AREA | FITTED KITCHEN | SEPARATE SHOWER ROOM | SECURITY ENTRY PHONE SYSTEM | ALLOCATED PARKING | COMMUNAL GARDENS | LONG LEASE | NO UPPER CHAIN |



Lawlors Estate Agents are delighted to present to the market this generously proportioned purpose built ground floor studio apartment situated as part of the sought after Clarks Drive development in Hillingdon. The property offers use of a large studio area leading to a separate fitted kitchen and a shower room and an integral storage facility. With the added benefits of double glazing, security entry phone system, allocated parking and pristine communal gardens, as well as offering a chain free purchase and a lease term with over 200 years remaining, this property presents masses of appeal for both investment and proposed occupying buyers alike. The development is situated within easy reach of Uxbridge and West Drayton and only a very short commute to both Hillingdon Hospital and Brunel University.

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GROUND FLOOR
LARGE STUDIO AREA
FITTED KITCHEN
SEPARATE SHOWER ROOM
SECURITY ENTRY PHONE SYSTEM
ALLOCATED PARKING
COMMUNAL GARDENS
CLOSE TO HILLINGDON HOSPITAL & BRUNEL
LONG LEASE
NO UPPER CHAIN

Opaque window panel wooden door to:

Communal area with ceiling light fitting, carpet flooring, electric meter, wooden front door to:

Entrance hall

Ceiling light fitting, textured ceiling, radiator, security entry phone, airing cupboard housing water tanks, large integrated storage unit complete with hanging rail & shelf, telephone point, carpet flooring, doors to shower room and:

Lounge

(Measuring 14'6 x 10'1)

Double glazed window to the rear aspect complete with curtain rail, ceiling light fittings x2, power and TV points, wall mounted storage heater, carpet flooring opening to:

Kitchen

(Measuring 7'7 x 5'8)

Window to the side aspect, range of eye and base level units complete with rolled edge work surfaces incorporating stainless steel sink drainer unit complete with tiled splash back, space and plumbing for washing machine, space for cooker, and fridge freezer, ceiling light fitting, textured ceiling, vinyl lino floor

Shower Room

Matching three piece shower suite comprising shower cubicle with tiled surround, hand wash basin complete with tiled splash back and WC, wall mounted heater, extractor fan fitting, ceiling light fitting, textured ceiling, vinyl lino floor

External

Front

Allocating parking space

Rear

Communal gardens laid to lawn, clothes drying lines and access via side gate

Price: £180000

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