



## 2 bed apartment to buy in UB8

Rockingham Road, Uxbridge, Middlesex, ,  
UB8 2FE

**£275,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Spacious modern apartment
- ✓ Walking Distance To Uxbridge
- ✓ Viewing Highly Recommended
- ✓ EPC Rating - D
- ✓ EPC Rating D

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000

Description - A stunning apartment forming part of this stylish development with two double bedrooms adjacent to the Grand Union Canal.

This stylish apartment offers well proportioned accommodation and benefits from allocated parking.

Accommodation - Providing accommodation that briefly comprises of, entrance hall with a built in storage cupboard, there is a superb open plan living space, the kitchen is fitted with a range of storage units and drawers with stone work surfaces with an inset induction hob, integrated electric oven, dishwasher and fridge freezer, the two bedrooms are a generous size and the bathroom has an enclosed bath with shower over, wash basin, WC, tiled walls and heated towel rail.

Outside - There is an allocated parking space.

Situation - Dolphin Bridge House occupies a striking position and has stunning views of the Grand Union Canal, yet is situated just a few minutes' walk from Uxbridge High Street and it's vibrant array of shops, restaurants, culture and entertainment. When you want to venture further afield, you have the Piccadilly & Metropolitan lines on your doorstep, getting you to Baker Street in as little as 36 minutes. If you really want to spread your wings further, Heathrow, by road, is less than 6 miles away.

Terms And Notification Of Sale - Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: approximately 994 years remaining

Service charge: currently £2267.84 per annum

Ground rent: £332 per annum

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 994

Annual Ground Rent Amount: £332.00

Annual Service Charge Amount: £2,268.00

Price: Starting Bid £275,000

Property Type: Apartment

Parking: Off Street

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

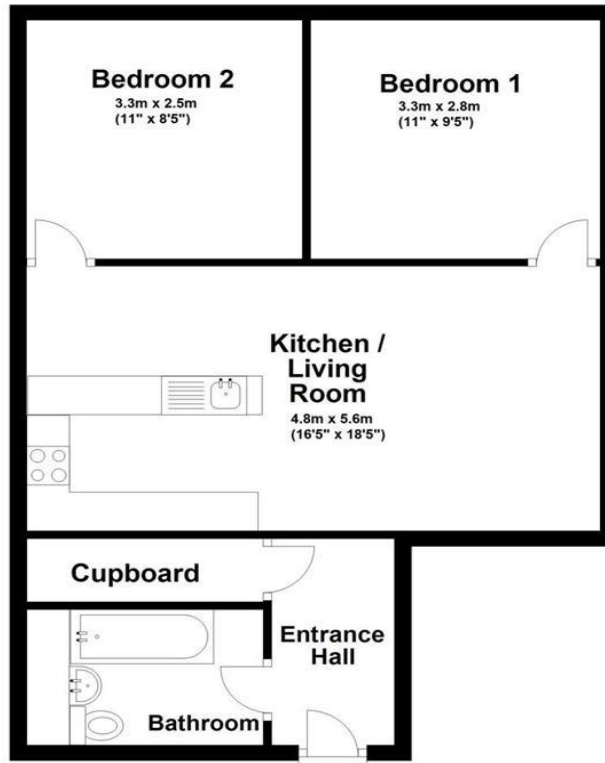
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Second Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 56.3 sq. metres (606.3 sq. feet)

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

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