

Lot 3

130 The Coppice, Yiewsley,
Middlesex UB7 8DX

GUIDE PRICE: £130,000



**SPLIT LEVEL TWO BEDROOM MAISONETTE
WITH INVESTMENT INCOME**

This spacious split-level first and second floor maisonette offers two double bedroom accommodation and also benefits from double glazing, gas-fired central heating and its own section of garden. The property is presented in good decorative order and is currently let on an Assured Shorthold Tenancy from 12 July 2012 at a rent of £950 pcm (£11,400 pa). The property is therefore being sold with the benefit of this income. The Coppice is located off Royal Lane, close to Hillingdon Hospital and within easy reach of Brunel University, Uxbridge Town Centre and Stockley Business Park.

ACCOMMODATION

First floor entrance hall, living room, kitchen, second floor landing, bedroom one, bedroom two and bathroom, own section of garden.

TENURE

Leasehold – approx 99 years unexpired

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Council Tax Band: C

VENDOR'S SOLICITORS

Raj Nahar
G J Templemans
49 Boston Road
Hanwell
London W7 3SH
020 8566 1200

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**