

LOT  
**1**

21 Bullrush Grove, Cowley,  
Middlesex UB8 2JW

**Guide Price: £125,000\***

**First floor studio flat with investment  
income**



This first floor studio flat forms part of a popular development to the south of Uxbridge town centre with its shopping facilities, bus connections and station (Metropolitan and Piccadilly Lines). Heathrow London Airport is approximately 5 miles to the south and Stockley Business Park is also nearby along with Brunel University and Hillingdon Hospital, thus providing an excellent rental catchment area. The flat is currently let on an Assured Shorthold Tenancy at £8,100pa and is being sold with the benefit of the ongoing income. The property will be of interest to investment purchasers. The flat benefits from Economy 7 heating and use of communal grounds. We understand that it also gets a parking space.

#### **ACCOMMODATION**

Inner Hall, Studio Room, Kitchen, Bathroom, Communal Grounds.

#### **TENURE**

Leasehold. 99 years from 1987.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band: B

#### **VIEWING TIMES**

Weds 29/6 @ 5pm Thurs 7/7 @ 11am Sat 16/7 @ 1pm

**charrison davis**  
Estate Agents

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN