



## 2 bed apartment to buy in UB4

Uxbridge Road, Hayes, UB4 8FJ

**£260,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor Apartment
- ✓ Two Double Bedrooms
- ✓ 117 Years Lease Remaining
- ✓ EPC Rating B

## Key Information

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

## Description

Welcoming this exceptional ground floor two bedroom apartment with parking and over 100 years on the lease. Chain free sale.

This well-presented two-bedroom property offers comfortable and practical living, ideal for first-time buyers, small families, or investors.

The home comprises a welcoming reception room, perfect for relaxing or entertaining, alongside a well-appointed kitchen with ample storage and workspace. There are two good-sized bedrooms, providing flexible accommodation, and a family bathroom.

Situated within a well-maintained development, residents benefit from allocated parking as well as additional visitors' parking. The property also features a secure entry system, and access to attractive communal gardens.

### Location

Marsh Court is situated in Hayes and is walking distance to the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line. Uxbridge road has a range transport links and shopping facilities are all close by. You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 117

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £1,600.00

Price: Starting Bid £260,000

Property Type: Apartment

Parking: Allocated, Visitor

Year built: 2014

Construction materials: Brick and block

Roofing type: Clay tiles

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

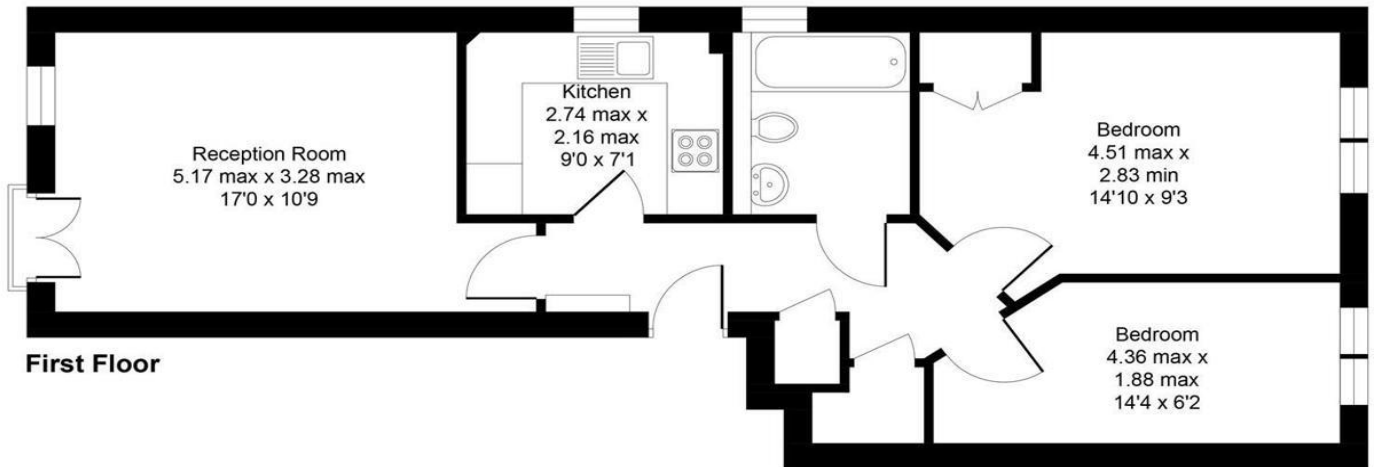
Mobile signal coverage: Good



# Marsh Court, Uxbridge Road, UB4

Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		S1	S1
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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