

# Churchill Road

Uxbridge • Middlesex • UB10 0WL

Guide Price: £170,000



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est 1986

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**\*\*55% SHARED OWNERSHIP\*\*** A superb one bedroom first floor apartment located on the sought after St Andrew's Park development, within easy walking distance of Uxbridge town centre. Built in 2018, the apartment has an open-plan living area with a BALCONY, a modern kitchen with appliances, a double bedroom and a fully tiled bathroom. The property also boasts a secure allocated parking space.

Modern apartment

First floor

55% shared ownership

One double bedroom

Open-plan living area

Kitchen with appliances

Fully tiled bathroom

Balcony

Allocated parking

St Andrew's Park

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Location

St Andrew's Park is located within a 10 minute walk from Uxbridge Town centre, providing easy access to an array of shopping facilities including two shopping centres, a bustling High Street with a choice of cafes, bars and restaurants and Uxbridge train and bus station. The area is also served by a number of well-regarded infant, primary and secondary schools and various parks including the 37 acre Dowding Park.

### Property

A well-presented one bedroom first floor apartment on the sought after St Andrew's Park. You are welcomed into the spacious entrance hallway with a video entrance phone system and access into the utility room on the left hand side. The property also benefits underfloor heating. There is a spacious open plan living/dining room with floor to ceiling windows offering lots of natural light. There is also a modern high specification fitted kitchen with built in appliances offering fantastic views. Completing this apartment is a double bedroom with a large window offering the view of the balcony.

### Outside

Private balcony, allocated parking space, secure cycle storage and communal garden.





### Schools:

St Andrew's C of E Primary School 0.2 miles  
John Locke Academy 0.2 miles  
ACS Hillingdon International School 0.4 miles



### Train:

Uxbridge 0.4 miles  
Hillingdon 1.2 miles  
Ickenham 1.8 miles



### Car:

M4, A40, M25, M40



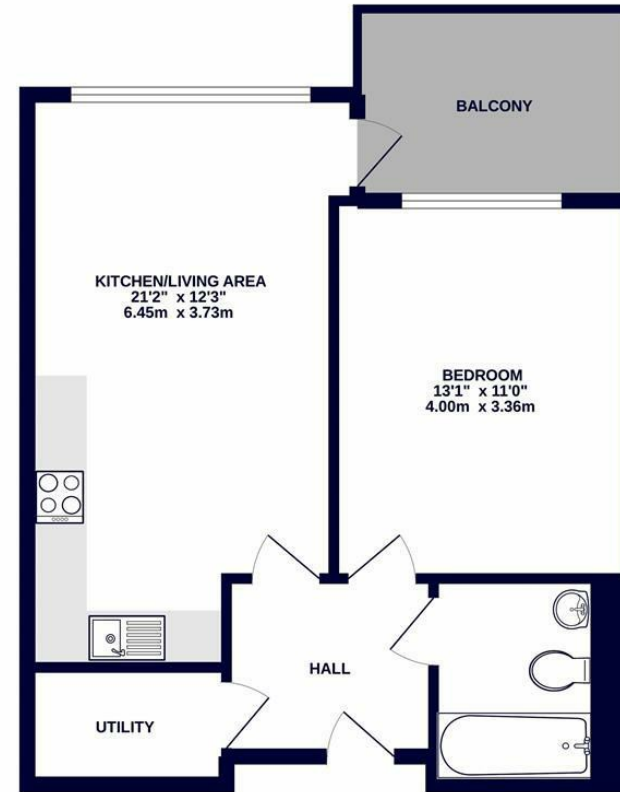
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.