

Kings Mill Way

Denham • Buckinghamshire • UB9 4BS

Guide Price: £450,000



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est 1986

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A large two bedroom apartment set in the exclusive Kings Island development offering modern living and benefits a spacious balcony with views over the River Colne . Found on the first floor, this home includes 28ft of open concept living space, two master bedrooms with en-suites, a separate w/c, allocated parking and a long lease. It is ideally situated within walking distance to Uxbridge Town Centre. This is a unique opportunity to own a stunning residence in the sought-after Kings Island community.

Two bedroom executive apartment

First floor

1017sq ft

28ft open plan living area

Separate WC

Large private balcony

Allocated parking

Concierge

Gated development

Walking distance to Uxbridge Station

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.





Property

Nestled within the premier gated community of Kings Island, this executive 2 bedroom, 2 bathroom apartment resides on the first floor of the historic Old Mill House. Spanning over 1,000 square feet, the open and airy floorplan includes an entrance hall with ample storage, a spacious 28ft x 19ft living room and kitchen, a 16ft primary suite with walk-in closet and en-suite bath, a 13ft second bedroom with ensuite shower, and a separate w/c. With tranquil views enveloping this exclusive address, the apartment provides a peaceful oasis just steps from conveniences.

Outside

This residence features a private balcony overlooking the tranquil, landscaped communal grounds of Kings Island. Designated resident parking and additional visitor spaces are available, and a concierge provides enhanced security and convenience. These premium amenities enhance the exclusivity of living in this gated community.

Location

The coveted Kings Island luxury gated community is conveniently located just off Oxford Road, mere steps from the restaurants, shops, bars, and Metro/Piccadilly station in Uxbridge Town Centre. The development offers easy access to major highways A40/M40 and M25 as well as nearby amenities including Hillingdon Hospital, Brunel University, Stockley Park, and Heathrow Airport. Its prime location coupled with security and exclusivity make Kings Island a highly desirable address.



Schools:

Hermitage School 0.5 miles
St Mary's Catholic Primary School 0.6 miles
Whitehall Infant and Junior School 0.8 miles



Train:

Uxbridge Station 0.5 miles
Hillingdon Station 1.5 miles
Ickenham Station 1.9 miles



Car:

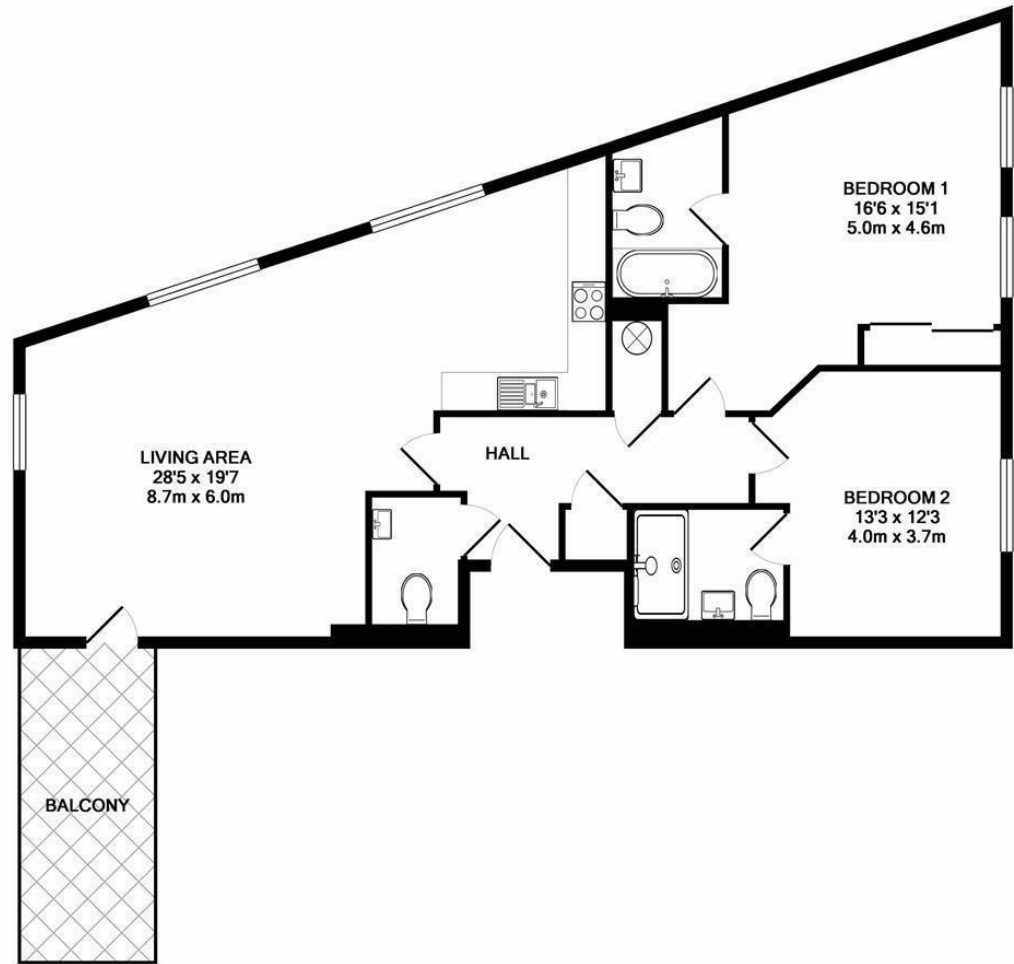
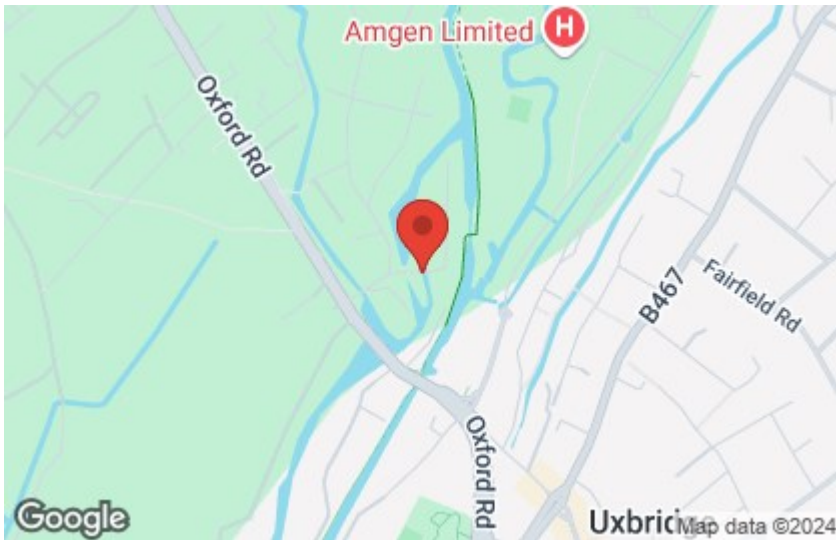
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	79	80
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least 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.