

Hurricane House

Uxbridge • Middlesex • UB10 0GR
Guide Price: £420,000



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A stunning two bedroom apartment with a large private balcony and views over Dowding Park. The apartment has a fantastic open-plan living room/kitchen with glazed external walls, two large double bedrooms - one with an ensuite and is well presented throughout. Hurricane House was built by St Modwen Homes in 2017 and is situated on the sought after St Andrew's Park development within walking distance of Uxbridge town centre.

Stunning Two bedroom apartment

St Andrews Park Development

Family bathroom suite

Modern fitted kitchen

Open plan sitting room with engineered wood flooring

Good size balcony overlooking Dowding Park

Ensuite

Ideal location

Over 865 SQ FT of living space

Built by St Modwen Homes

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. Andrews Park is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park.

Property

Hurricane House has security video entry leading to a bright communal hallway with stairs and lift access to the first floor. Entered via a secure front door leading to the entrance hall, the apartment provides carefully planned accommodation designed to make the maximum use of space. The apartment benefits from a bright and airy, open-plan living/dining/kitchen which has glazed external walls with access on to the large balcony. The high gloss kitchen comes with a built-in stainless steel fan oven, a ceramic hob, an extractor hood and a range of units with soft close doors and drawers. There is two double bedrooms, one ensuite and one family bathroom.

Outside

Access onto a large private balcony area from the living room.



Schools:

St Andrew's CofE Primary School 0.2 miles
John Locke Academy 0.3 miles
ACS Hillingdon International School 0.4 miles



Train:

Uxbridge 0.6 miles
Hillingdon 1.2 miles
Ickenham 1.8 miles



Car:

M4, A40, M25, M40



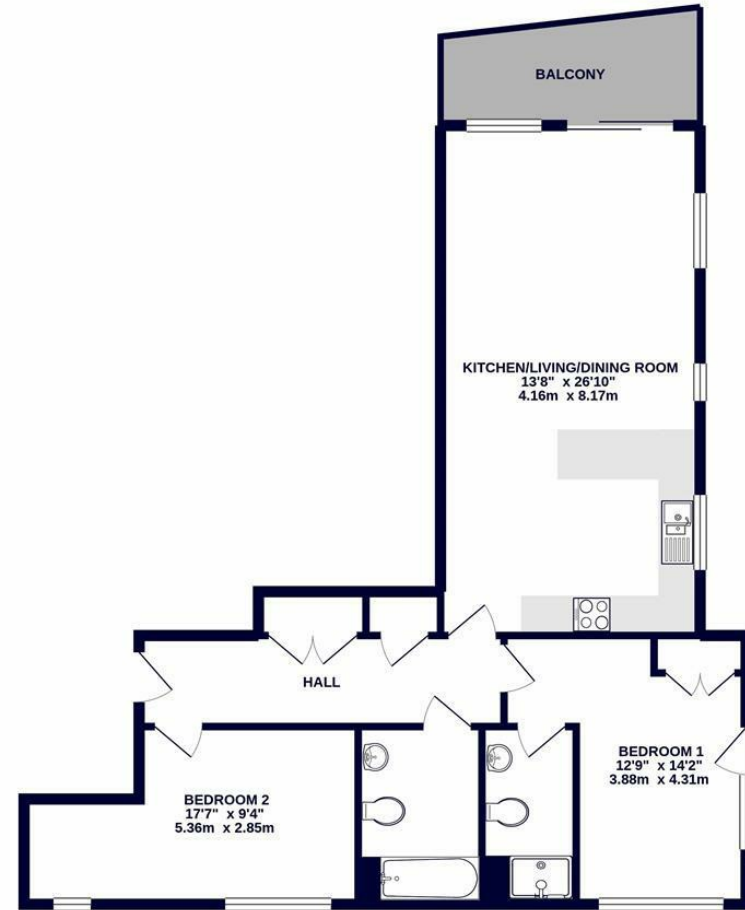
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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	85	85
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
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.