

# Lindie Gardens

Uxbridge • Middlesex • UB8 1GR

Guide Price: £305,000



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est 1986

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A well-presented and spacious two-bedroom, two-bathroom apartment that is located on the popular development Itca Court, being a stones throw from the Uxbridge town centre. Itca Court is situated off Morris Avenue, which is off Honeycroft Hill, within easy reach of Uxbridge Common, the Hillingdon Leisure Centre, and Uxbridge Town Centre. The property benefits from a long lease of 111 years.

Two bedroom apartment

Great condition throughout

Allocated parking space

Two bathrooms

Secluded location

En-suite bathroom to master bedroom

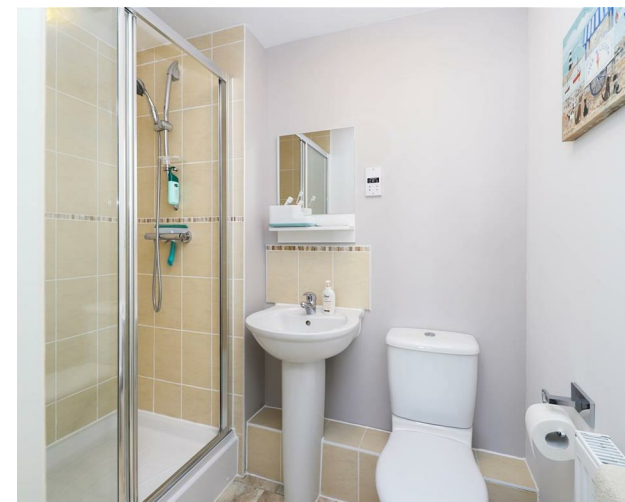
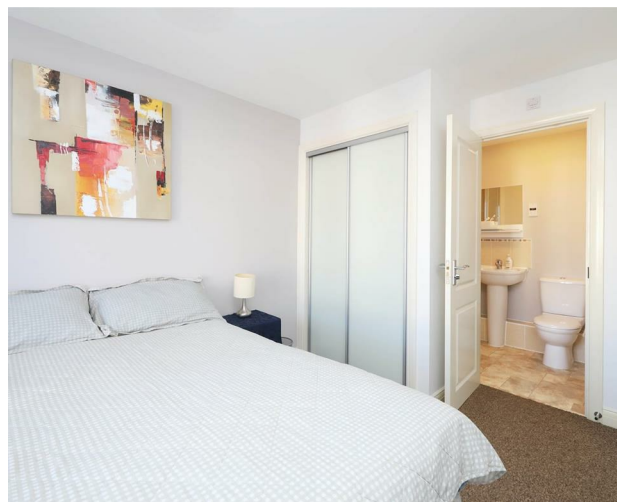
Sizable kitchen/living space

Closeby to numerous transport links

Walking distance to numerous amenities

Stone's throw to highly regarded schools

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

This property offers a welcoming entrance hallway, versatile storage cupboards, and generous living space throughout. Amtico flooring flows throughout the accommodation, which consists of a modern open-plan kitchen and living area. Both bedrooms are inviting double-sized rooms, with the main having fitted wardrobes and an en-suite.

### Outside

The front of the property has a well maintained private car park with an allocated space leading into the secure communal entrance. The property internally has the benefit of a Juliet balcony offering views across lovely green space.

### Location

Itea Court is a sought after residential development that was built fourteen years ago, located between North Hillingdon and North Uxbridge. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf Club, Court Park, The Common, Uxbridge Cricket Club and the Hillingdon sports and leisure complex. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is approximately half a mile away along with the A40 giving access to London and the Home Counties.



### Schools:

John Locke Academy 0.2 miles  
Hermitage Primary School 0.2 miles  
Vyners School 0.7 miles



### Train:

Uxbridge 0.6 miles  
Hillingdon 0.8 miles  
Ickenham 1.4 miles



### Car:

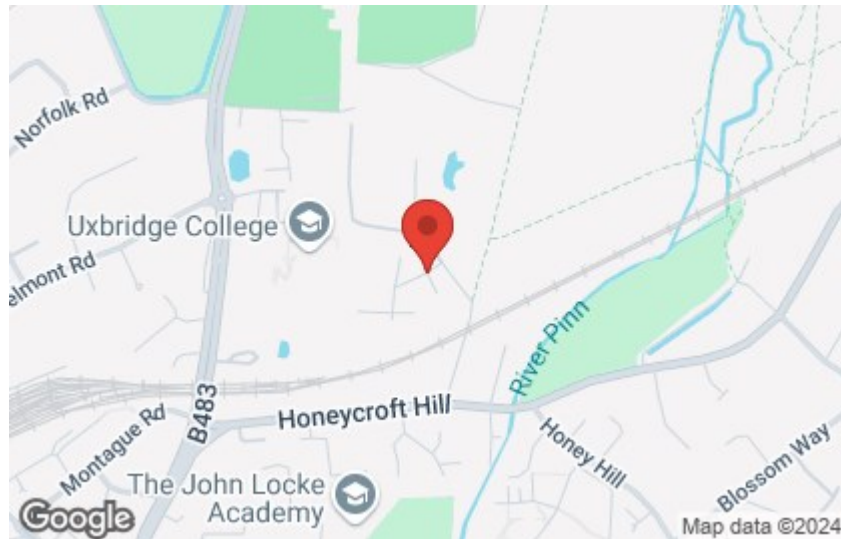
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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.  
Made with Metreplex 12/2023

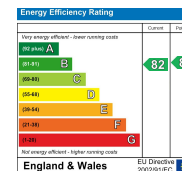
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