

# Vickers House

Uxbridge • Middlesex • UB10 0YG

Guide Price: £515,000



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Offered to the market is this immaculately presented three bedroom apartment in the ever popular St Andrews Development just a stone's throw away from numerous amenities and transport links. The property was built to a high specification by St Modwen Homes offering a fantastic living space across just over 900 square feet. The property internally briefly compromise's of a fantastic open plan kitchen space allowing a great use for entertaining. Three fantastic size bedrooms with the master bedroom having an en-suite bathroom along with a lovely terrace area with views across Dowding Park.

Three bedroom apartment

Immaculate condition throughout

Open plan kitchen dining area

Large outdoor terrace space

En-suite bathroom to master bedroom

Allocated parking space

Built by St Modwens Homes

Walking distance to numerous transport links

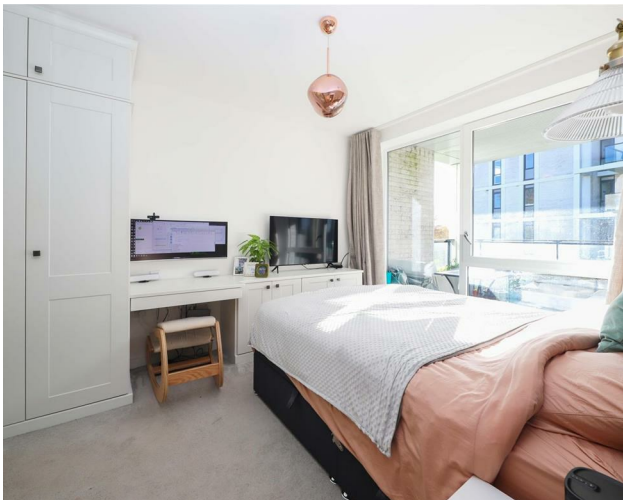
Easy access to local amenities

Close proximity 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 first floor apartment offers versatile living across 926 square foot with great views over the 36 acre Dowdings Park. The master bedroom offers a great space with the added luxury of fitted wardrobes along with an en-suite bathroom with the further two additional bedrooms both being fantastic sizes. The property also benefits from a further family bathroom. The rear of the property offers a fantastic space with the open plan kitchen/dining area which allows for entertaining space alongside the large outdoor terrace area. The property also has the major benefit of underfloor heating throughout along with electric fitted blinds.

### Outside

St Andrews Park is built with the surroundings of Dowdings Park which offers 36 acres of stunning views and lovely green space. To the front of the property is an allocated parking space for this particular apartment. The apartment also has a fantastic benefit of a sizable terrace area which offers a great space for outdoor entertaining during the summer months.

### Location

Situated in the heart of St Andrew's Park, within easy reach of Uxbridge town centre. Built in 2020, this stunning apartment is beautifully presented. 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.



### 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 Station 0.6 miles  
Hillingdon Station 1.0 miles  
Ickenham Station 1.7 miles



### Car:

M4, A40, M25, M40



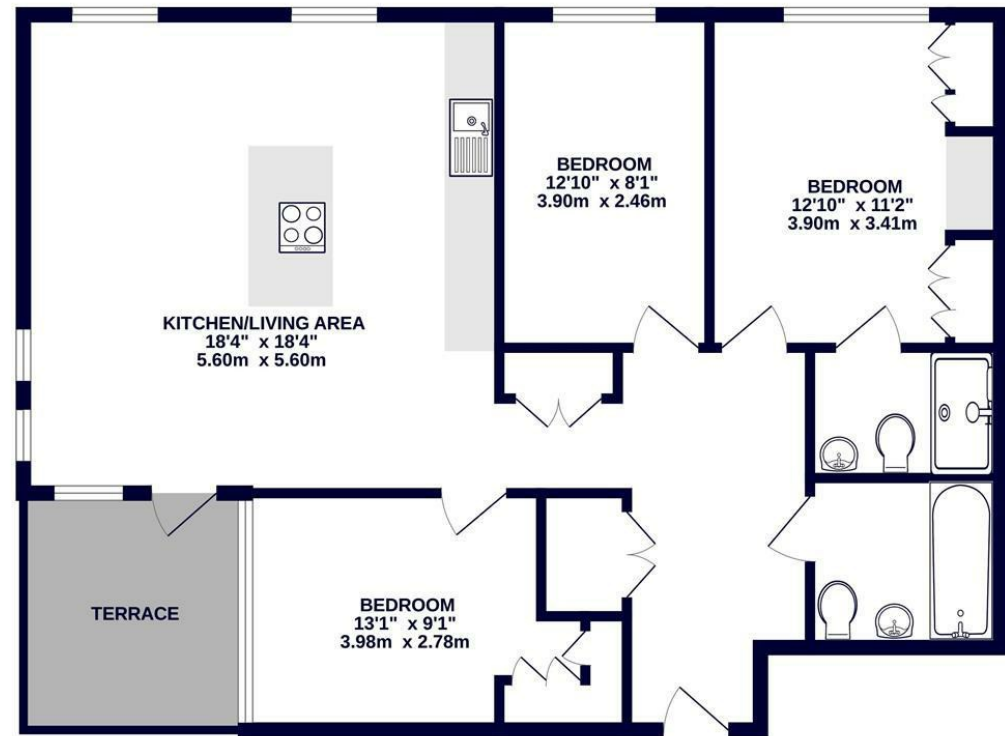
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## 2ND FLOOR 926 sq.ft. (86.0 sq.m.) approx.



KITCHEN/LIVING AREA  
18'4" x 18'4"  
5.60m x 5.60m

BEDROOM  
12'10" x 8'1"  
3.90m x 2.46m

BEDROOM  
12'10" x 11'2"  
3.90m x 3.41m

TERRACE

BEDROOM  
13'1" x 9'1"  
3.98m x 2.78m

TOTAL FLOOR AREA: 926 sq.ft. (86.0 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		84	84
England & Wales		EPC 84/84 03/09/2024 09:18:00	

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.