

51 Belmont Road

Uxbridge • Middlesex • UB8 1SU
Fixed Asking Price: £385,000



coopers
est 1986

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Offered to the market is this immaculate two bedroom two bathroom apartment in the heart of Uxbridge town center. The development only being built 3 years ago allows for someone to move straight into this modern, fresh apartment.

Belmont Road is a stones throw away from numerous amenities, a vast array of shops including two shopping centres along with Uxbridge train station allowing access to the metropolitan and piccadilly line services.

Two bedroom apartment

Immaculate condition throughout

Open plan kitchen/living space

Complete onward chain

Two bathrooms

Fantastic location

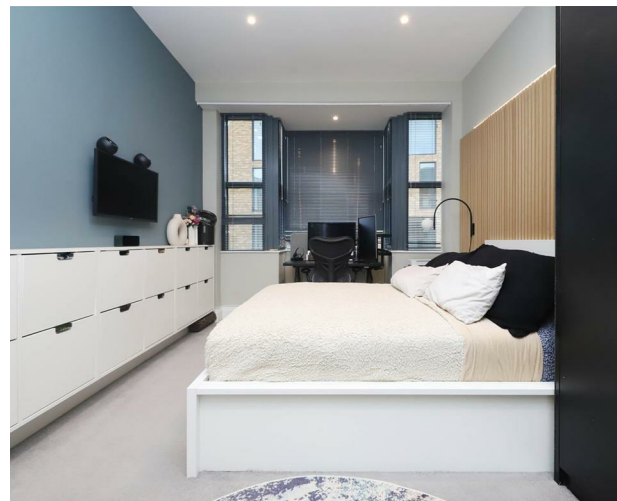
Stones throw to public transport

Walking distance to nearby amenities

Close proximity to highly regarded schools

Easy access to A40/M40/M25

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

Upon entering the apartment you are welcomed by a light entrance hall with your family bathroom to the right hand side along with two sizable storage cupboards to your left hand side. As you proceed through to the right hand side, the sizable master bedrooms offers a great space with the added luxury of built in wardrobes along with an en-suite bathroom. The second bedroom again sizable has the benefit also of fitted wardrobes. The left hand side of the property spanning the whole 22ft of the apartment is the open plan kitchen/living area. The kitchen part has an abundance of storage space along with ample worktop space, the open plan area also allows for a dining area along with a large living area offering a great opportunity for entertaining guests.

Outside

The front of the property is accessed via a secure intercom system which allows communication access via the apartment itself.

Location

Belmont Road is an incredibly popular residential road in the heart of Uxbridge Town centre with plentiful bars, restaurants, gyms, two shopping centres, plus the Metropolitan and Piccadilly lines run from Uxbridge station. There are a number of well-regarded local schools within close proximity including Hermitage primary school and the A40/M40 and M4 are a short drive away offering access to London, Heathrow and the Home Counties.



Schools:

Hermitage Primary School 0.2 miles
St Mary's Catholic Primary School 0.4 miles
John Locke Academy 0.5 miles



Train:

Uxbridge Station 0.1 miles
Hillingdon Station 1.3 miles
Ickenham Station 1.8 mile



Car:

M4, A40, M25, M40



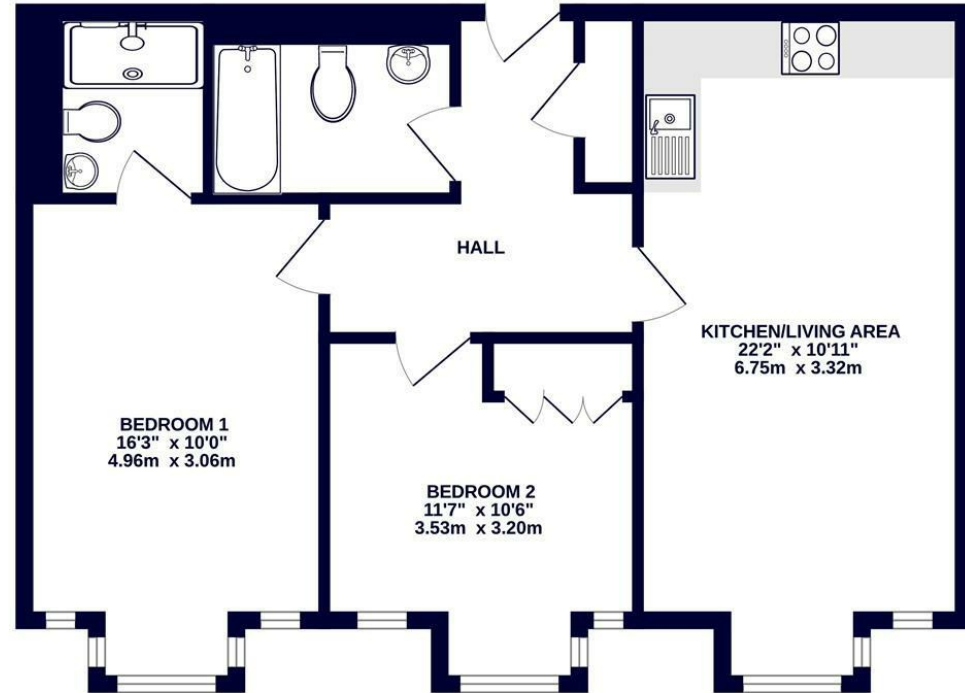
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
EPC Directorate
2022/01/10

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.