

# 9 Harefield Road

Uxbridge • Middlesex • UB8 1FQ

Guide Price: £175,000



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Offered to the market in the ever popular Laburnum Court, is this immaculately presented one bedroom over 60's retirement apartment. Laburnum court is a stone's throw away from Uxbridge town center and offers a fantastic development for the over 60's looking for a safe and secure location for their new chapter in life. The development itself offers a vast array of entertainment along with on site security 24 hours a day.

Over 60's retirement development

One bedroom apartment

No onward chain

Great condition throughout

24/7 Careline and security available

Communal lounges available to use throughout the development

Communal private gardens

Lift access to flat

Allocated parking / visitor parking

Guest suite available for visitors

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

Perfectly positioned in an ultra convenient location on the north side of Uxbridge, is this spacious one bedroom apartment that offers 477sq feet of living space. The property offers a hallway with a large storage cupboard, 17ft living area that has double doors to the fitted kitchen, 20ft master bedroom with a built in wardrobe and family bathroom with a bathtub along with a shower over the bath. The apartment also benefits from double glazed windows throughout. Laburnum Court has the added bonus of communal lounges a large well stocked library and a guest suite facility within the development should you wish to take part in communal activities.

### Location

Laburnam Court is a popular development that is situated on the North side of Uxbridge, just moments from the High Street and offers a lifestyle of ultimate ease and convenience. Effortless access is provided to two shopping mall's, numerous restaurants and eateries, Uxbridge Tube Station offers Metropolitan and Piccadilly line services into Central London. Other amenities close by include Brunel University, Hillingdon Hospital and Stockley Business Park.

### Outside

The property has the added luxury of allocated parking along with visitors parking for guests. Laburnum Court also benefits from well kept and well maintained communal gardens for residents and guests to use



Schools:



Train:

Uxbridge Station 0.3 miles  
Hillingdon Station 1.3 miles  
Ickenham Station 1.8 miles



Car:

M4, A40, M25, M40



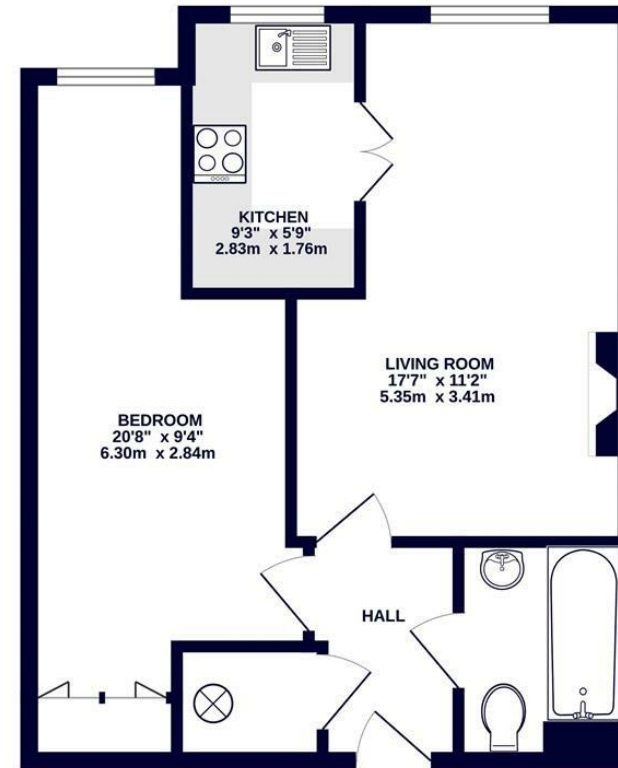
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 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		

England & Wales  
EPC Directorate  
2022/01/18

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.