

Crosby Gardens

Uxbridge • Middlesex • UB8 1GS

Guide Price: £300,000



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est 1986

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This well-presented and modern two bedroom, two bathroom apartment sits just a stones throw from Uxbridge Town Centre being able to reach the Uxbridge Underground station in a 10 minute walk.

The apartment offers over 607 sqft across a generously spacious living room, two double size bedrooms and two bathrooms making it a perfect home for those looking to get onto the property ladder. Having two Juliet balconies in both the living room and bedroom offers plenty of natural light to beam through both sides of the property.

Two double bedrooms

Two bathrooms

Allocated parking

Spacious reception room

607 sqft

Popular location in Uxbridge

Well presented throughout

No onward chain

First time buyer appeal

Council tax band D

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

A well presented and spacious two bedroom, two bathroom apartment situated just a 10 minute walk from Uxbridge Town Centre. This character filled home offers over 607 sqft across a generously spacious living, two double size rooms and two bathrooms making a perfect home for those looking to get onto the property ladder. Having two Juliet balconies in both the living room and bedroom offers plenty of natural light to beam through both sides of the property.

Outside

The front of the property offers a well maintained and private car park with one allocated space. Additional parking is available for guests, providing ease of access for visitors. The shared parking area allows residents to enjoy the benefits of maintained parking facilities.

Location

Maple 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)



LIVING ROOM
14'2" x 13'0"
4.32m x 3.97m

KITCHEN
11'11" x 7'3"
3.64m x 2.22m

BEDROOM 1
13'2" x 9'3"
4.01m x 2.83m

BEDROOM 2
9'11" x 9'1"
3.02m x 2.76m

HALL

TOTAL FLOOR AREA: 607 sq ft. (56.4 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.
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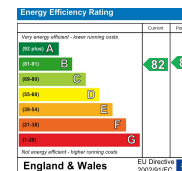
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