

Hornchurch Road

Uxbridge • Middlesex • UB10 0YN
Offers In Excess Of: £450,000



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Situated in the popular Dice Development, built by St. Modwen Homes in 2020. This spacious and well-presented two bedroom, two bathroom apartment boasts contemporary interiors and streamlined spaces featuring high-quality worktops, fixtures, and fittings. Being a stone's throw from Uxbridge Town Centre, the property is conveniently located for those who need local amenities, shops, and green walks. With one allocated parking space included, this property offers a perfect opportunity for those looking to get their foot on the ladder.

Two double bedrooms

Two bathrooms

Ground floor

Spacious terrace

Stones throw from Uxbridge Underground Station

Built by St Modwen Homes

Popular Location

Allocated parking

View of Dowding Park

Well presented and spacious apartment

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.





Situation

The Dice is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away with Oxford Circus being reachable in 44 minutes and St Pancras in 49 minutes. 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. The John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park. The Dice is also a short distance from the outstanding Brunel University.

Description

This well presented and generously spacious, two bedroom, two bathroom ground floor apartment situated in the popular Dice development. Built by St Modwen Homes in 2020, the apartment boasts a well-balanced accommodation comprises a hallway with large storage cupboard, open-plan living room/kitchen with built in appliances and access on to the terrace, two double bedrooms, en-suite shower room and an additional bathroom.

Outside

The apartment has a private terrace with views of Dowding Park. The development has lawned communal gardens including a small enclosed garden adjacent to Handley House. There is secure undercroft parking for one car.



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



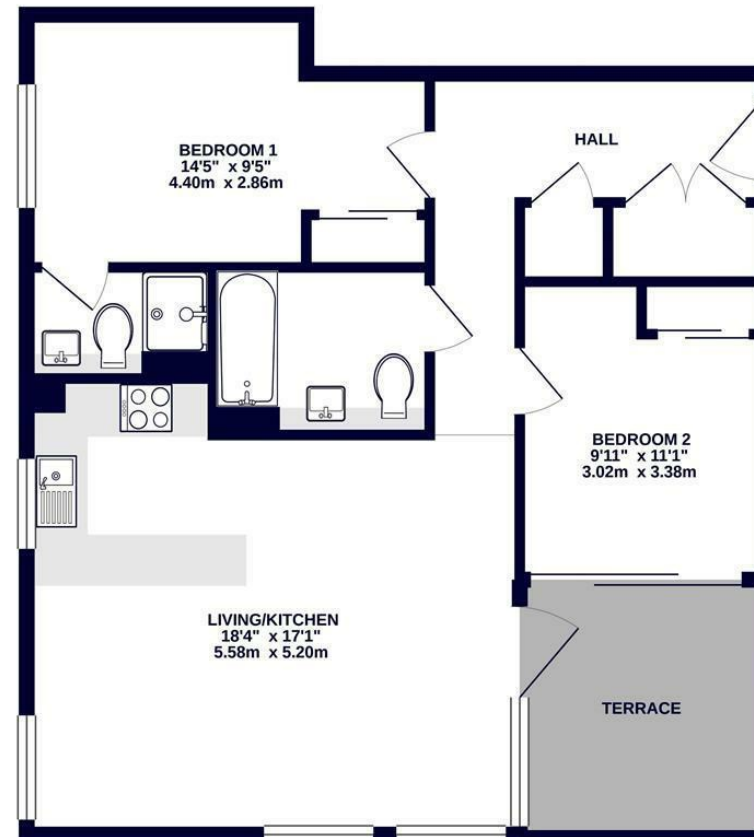
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		84	84

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.