

# Kings Mill Way

Denham • Middlesex • UB9 4BT

Guide Price: £415,000



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est 1986

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Positioned just moments from Uxbridge town centre and all its amenities on the highly sought after Kings Island development is this two bedroom, two bathroom first floor apartment. The property benefits from open plane lounge and kitchen, two double bedrooms with en-suite to master, family bathroom, balcony area and allocated parking.

Apartment

Two Bedrooms

Two Bathrooms

First Floor

No Onward Chain

Lift Access To All Floors

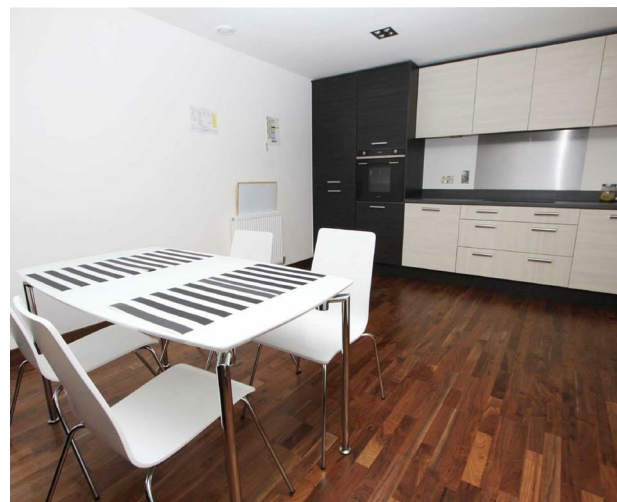
19ft Lounge

Allocated Parking

Full time concierge

Popular development

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.





### **Location**

Kings Island is regarded as one of the most impressive developments around currently, promising a lifestyle of unparalleled convenience in a walk-to-everywhere location, it also holds a prominent position just outside Uxbridge Town Centre and all its amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

### **Property**

Situated on the first floor is this luxury two bedroom two bathroom apartment, set within the highly sought after Kings Island grounds. With a range of top end finishes the property really does set the benchmark when it comes to luxury. The apartment is made up of entrance hallway, 19ft lounge that is open plan to a 13ft kitchen. The 15ft master bedroom benefits from an en suite shower room whilst the second bedroom is also 15ft, the main bathroom is on the left hand side as you enter the property.

### **Outside**

From the lounge there are doors that lead out to the balcony area. The tranquil communal grounds are kept immaculately and the property comes with one allocated parking space.



### Schools:

Hermitage School 0.5 miles  
St Mary's Catholic Primary School 0.6 miles  
Whitehall Infant and Junior School 0.8 miles



### Train:

Uxbridge Station 0.5 miles  
Hillingdon Station 1.5 miles  
Ickenham Station 1.9 miles



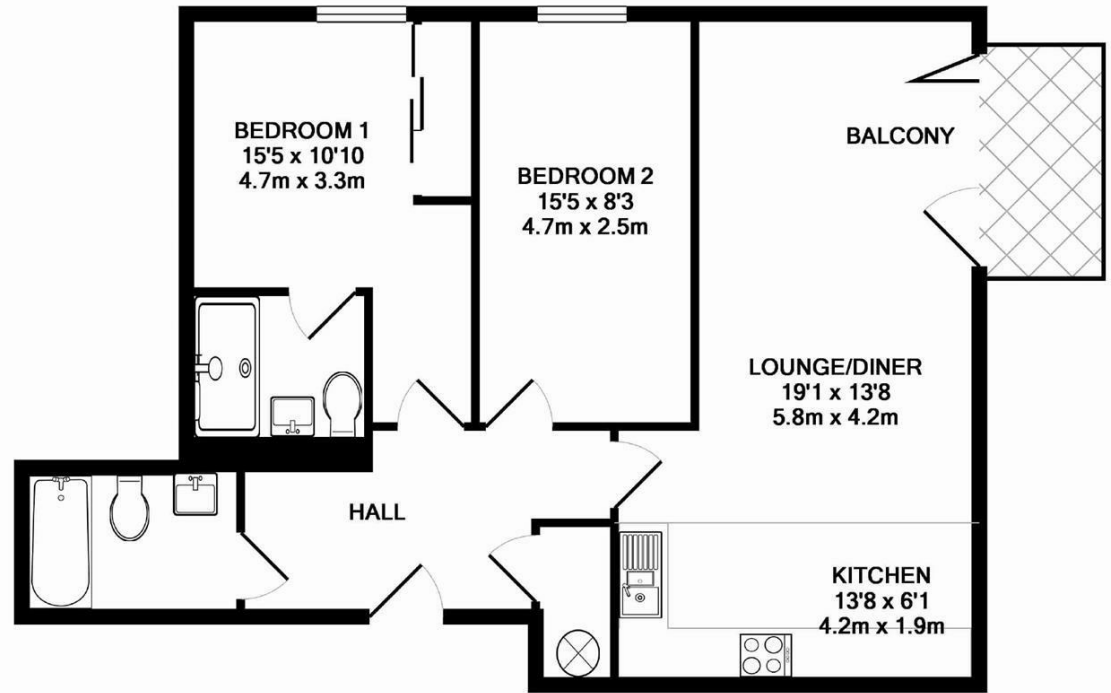
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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01895 257 566

1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
Very good (A)			
Good (B)			
Good (C)			
Good (D)			
Good (E)			
Good (F)			
Good (G)			
Not energy efficient - higher running costs			
England & Wales			
EPC Directive 2002/91/EC			

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.