

Frays Court, Cowley Road

Uxbridge • Middlesex • UB8 2AE
Guide Price: £279,950



coopers
est 1986

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A modern first floor one bedroom apartment located alongside River Fray and within a short walk of Uxbridge Town Centre/Uxbridge Underground Station. The property is also located nearby to Brunel University, provides easy access to Stockley Business Park and is within close proximity to the A40/M40/M25. Features include a spacious double bedroom with built in wardrobe, large lounge, fitted contemporary kitchen with integrated appliances. A great opportunity for a first time buy or investment purchase.

One double bedroom

First floor

Stones throw from Uxbridge Underground Station

Secure allocated parking

124 year lease

Built in wardrobes

High specification

Overlooking Frays river

Integrated appliances

Walking distance to numerous amenities

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

This high specification apartment is offered to the market chain free. Upon entering via the communal doors this first floor flat offers a fantastic space for a first time buyer or a brilliant investment opportunity generating a respectable yield. The flat compromises of a large open plan kitchen, living area with integrated appliances throughout the kitchen. The large double bedroom has the added luxury of built in wardrobes with great views overlooking the Frays River. The bathroom is well designed with a large walk in shower and ample storage space. The property also benefits from an abundance of storage in the hallway and benefits from an intercom system connected with the communal entrance.

Location

Frays Court is located on the Cowley Road and just a stone's throw from Uxbridge town center comprising of numerous shops, bars and trendy eateries. Uxbridge town center benefits from the underground station offering both access to the metropolitan and piccadilly line services allowing easy access into central London in 45 minutes. West Drayton station is also a short drive away offering access to the newly opened Elizabeth Line.

Outside

The property benefits from undercroft parking via electric gates with an allocated parking space per flat. The rear of the development offers an outdoor seating area overlooking the Frays River accessed via a private entrance for residents only.



Schools:

Whitehall Junior School 0.1 miles
St Mary's Catholic Primary School 0.2 miles
Bishopshalt School 1.0 miles



Train:

Uxbridge 0.2 miles
Hillingdon 1.4 miles
Ickenham 2.0 miles



Car:

M4, A40, M25, M40



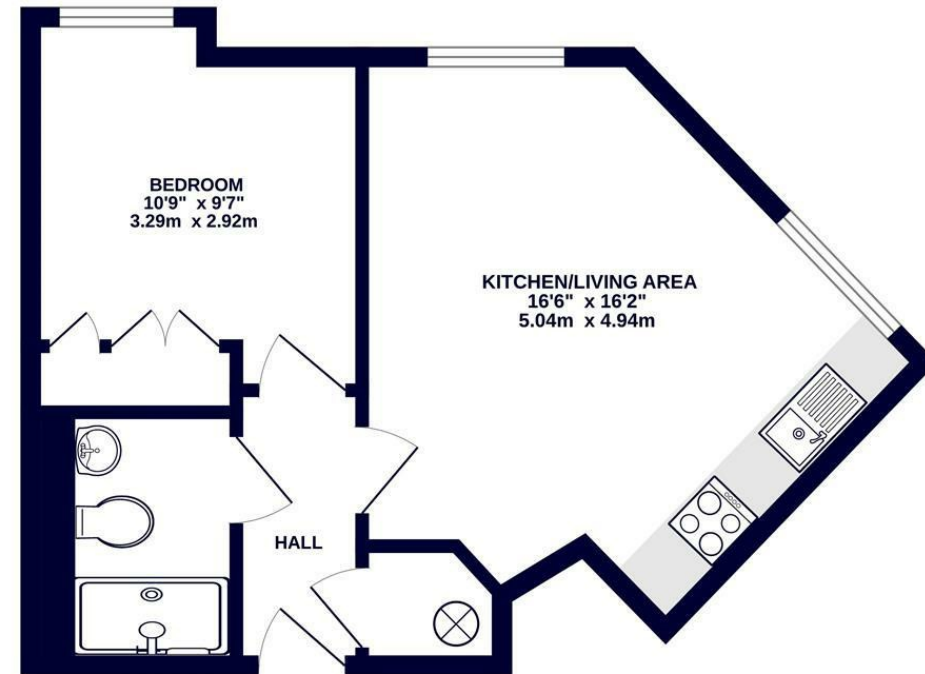
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.6 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	71	71
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

England & Wales
EPC Information
2022/9/18/20

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.