

Chadwick Gardens

Uxbridge • Middlesex • UB8 1GU

Guide Price: £315,000



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An attractive two bedroom apartment offering contemporary interiors positioned in a prime location just moments from Uxbridge town centre with it's excellent shopping and transport facilities. The property includes two double bedrooms, two bathrooms and an open-plan living room/kitchen. The apartment also benefits from an allocated parking space and a 114 year lease.

First floor apartment

Two double bedrooms

En-suite bathroom

Modern open plan kitchen/lounge

Family bathroom

Beautifully presented throughout

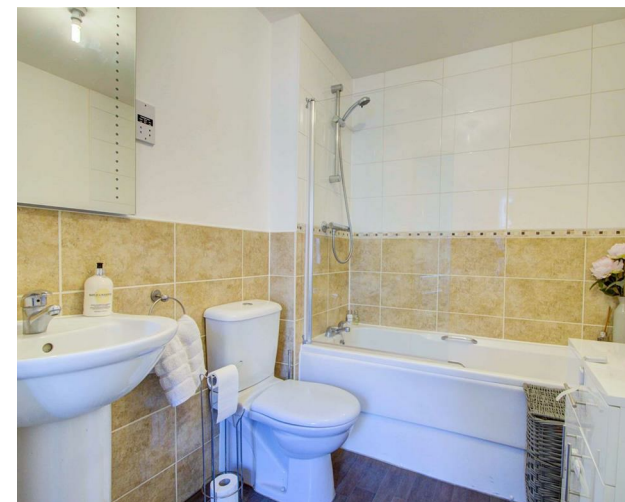
Allocated parking

Located close to Uxbridge Town Centre

Great investment

Highly regarded schools nearby

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

Located a short distance away from Uxbridge Town Centre with its array of local & high shops including Intu and the Pavillion shopping centres, local amenities are also close by such as Uxbridge Library, Uxbridge gym facilities including an outside swimming pool and athletics track. There is excellent access to transport links including Uxbridge station (Metropolitan & Piccadilly lines), Uxbridge Bus station with access to Ruislip, Hillingdon, Southall & Edling/Acton areas and the A40/M40 and M25 are within easy reach, as are Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

Description

This accommodation briefly comprises, spacious entrance hallway with built in storage and access to all rooms, open plan lounge/kitchen, two double bedrooms and two bathrooms. There is a fitted kitchen including appliances and gas hob, two good sized double bedrooms with the master enjoying an en-suite and there is a family three piece bathroom suite, outside offers allocated parking and bin stores.

Outside

The property has an allocated parking space for one car.



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



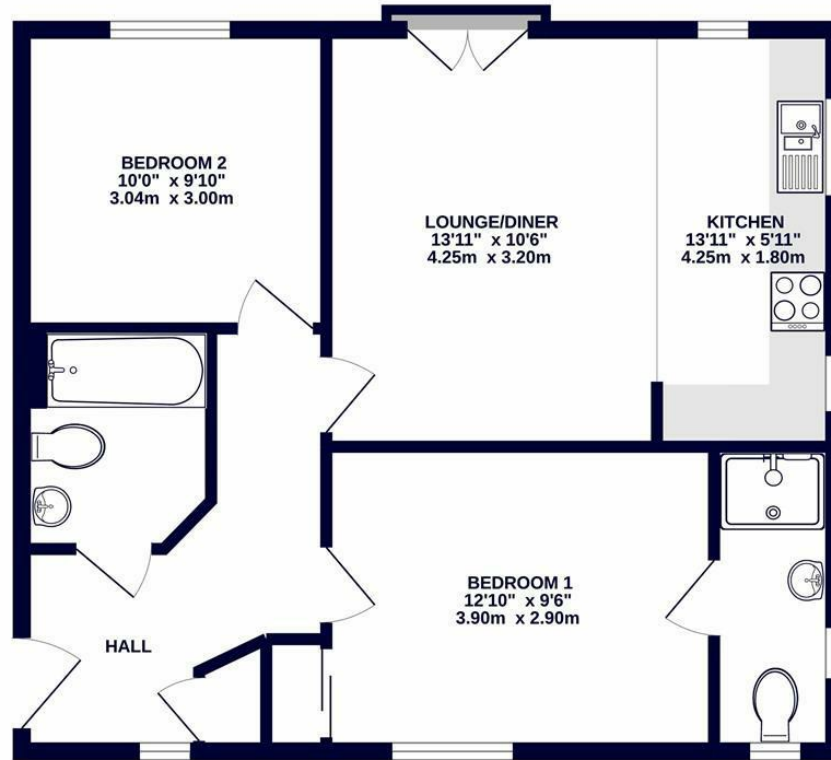
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 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		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		85	86

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.