

Stanley Kubrick Road

Denham • Buckinghamshire • UB9 5FE

Guide Price: £280,000



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Situated in the popular Denham Film Studios development, built by Weston Homes in 2018, this spacious and well-presented one bedroom, one bathroom top-floor apartment boasts contemporary interiors and streamlined spaces featuring high-quality worktops, fixtures, and fittings. Being a stone's throw from Denham Railway Station, 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.

Well presented top floor apartment

One double bedroom

Generous and private outdoor terrace

Open plan kitchen/living

Walking to Denham Green Shops & Station

Allocated parking

Denham Film Studios

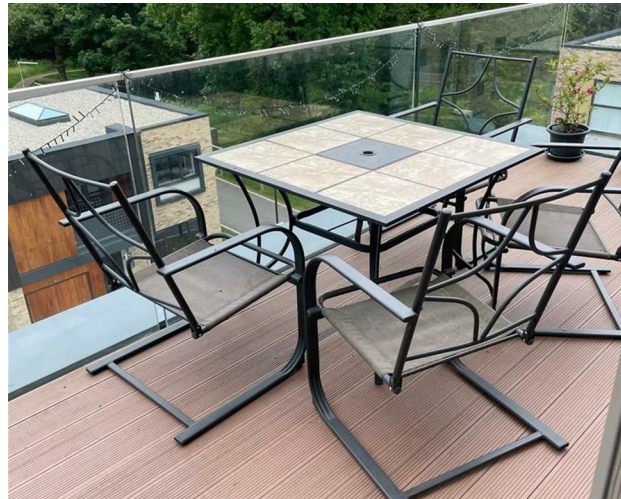
Concierge service available 7 days a week

Perfect first time buy

Modern Bathroom

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.





Outside

Outside, there are beautifully manicured communal gardens and there is an allocated parking space with the apartment.

Property

This well-presented and generously spacious one-bedroom, one-bathroom top-floor apartment is situated in the popular Denham Film Studios development. Built by Weston Homes in 2018, the apartment boasts well-balanced accommodation that includes a long entrance hallway, a large storage cupboard, an open-plan living/kitchen with built-in appliances and ample worktop space, along with direct access to the private outdoor terrace. The apartment includes one double bedroom with a built-in wardrobe and a large contemporary bathroom.

Location

Set back from the road in a fantastic leafy location, The Denham Film Studios offers a superb collection of homes designed around attractive garden squares, landscaped grounds, beautiful rill water features and private gardens, bordered by extensive protected woodland. Residents and their guests benefit from the exclusive use of the stunning restored cinema and adjoining bar. The Denham film Studios development is ideally situated within easy reach of the M25 and walking distance to Denham Green with its array of local shops and Denham Railway Station, that provides access into London Marylebone in under 30 minutes.



Schools:

Denham Green E-Act Primary Academy 0.4 miles
Denham Village School 1.3 miles
Maple Cross Junior Mixed Infant and Nursery School 2.3 miles



Train:

Denham Station 0.6 miles
Denham Golf Club Station 1.0 miles
Gerrards Cross Station 2.5 miles



Car:

M4, A40, M25, M40



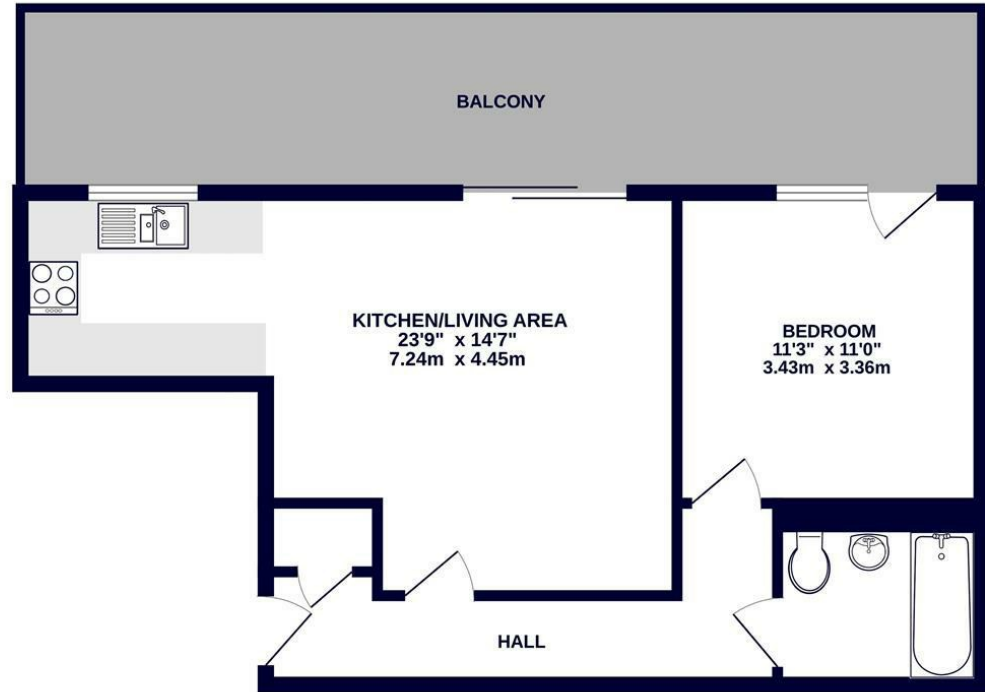
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



3RD FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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	Potential
82	82
<small>Very energy efficient - lower running costs</small> (A) (A-) (B) (B-) (C) (C-) (D) (D-) (E) (E-) (F) (F-) (G)	
<small>Not energy efficient - higher running costs</small> (G)	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

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.