

# Brand Avenue

Uxbridge • Middlesex • UB10 0FS  
Guide Price: £365,000



coopers  
est 1986

# Brand Avenue

**Uxbridge • Middlesex • UB10 0FS**

This well-presented and generously spacious ground floor apartment sits just a stones throw from Uxbridge Town Centre. A modern two bedroom, one bathroom apartment spreads across 732sqft including a lounge, kitchen/diner, hallway, private terrace & one allocated parking space. It is conveniently located for those needing walking distance access to the Uxbridge Underground Station which includes rail lines Metropolitan/Piccadilly. This makes a perfect opportunity for those looking to get themselves onto the property ladder even an investment seeking high returns.

Luxury apartment

Two bedrooms

Allocated Parking

Walking distance to Uxbridge

Spacious Living

Town Centre Apartment

Outside Terrace

Ground Floor Apartment

732 Sqft

Well presented

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**

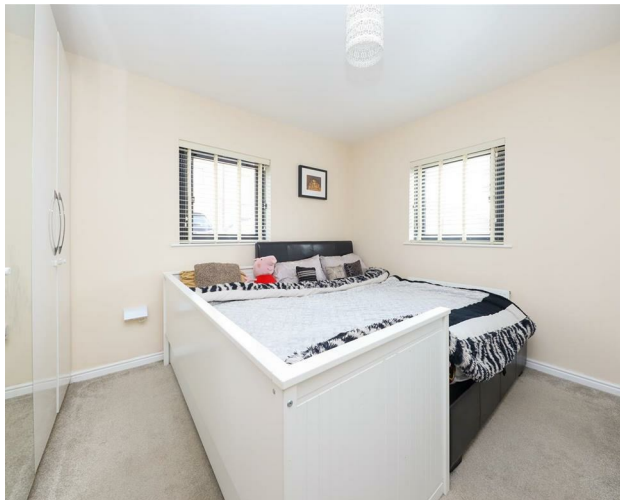
St Andrew's Park is located within a 10 minute walk from Uxbridge Town centre, providing easy access to an array of shopping facilities including two shopping centres, a bustling High Street with a choice of cafes, bars and restaurants and Uxbridge train and bus station. The area is also served by a number of well-regarded infant, primary and secondary schools and various parks including the 37 acre Dowding Park.

### **Property**

This well presented and spacious two bedroom, one bathroom town centre apartment spans across 732 sqft of useable living space including a lounge, kitchen/diner, hallway, private terrace & one allocated parking space. The property is located in the well-known St Andrews Park Development, only a stone's throw from Uxbridge Town Centre, and offers well-kept and visually appealing grounds for people looking for lovely local walks.

### **Outside**

There are well-kept communal gardens and allocated parking for one car.





### Schools:

Uxbridge High School 0.1 miles  
Whitehall Infant and Junior Schools 0.4 miles  
John Locke Academy 0.5 miles



### Train:

Uxbridge 0.5 miles  
Hillingdon 1.4 miles  
West Drayton 2.0 miles



### Car:

M4, A40, M25, M40



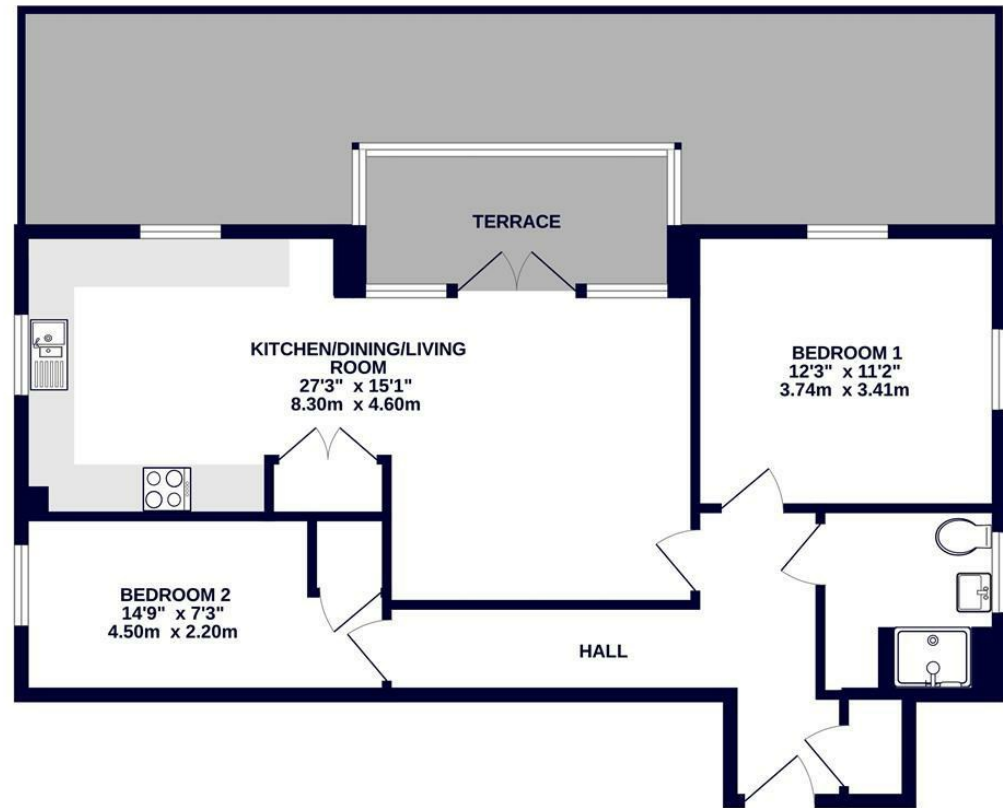
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 732 sq.ft. (68.0 sq.m.) approx.



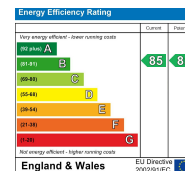
TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

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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01895 257 566  
1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE  
us@coopersresidential.co.uk

CoopersResidential.co.uk



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