

# Frays Court

Uxbridge • Middlesex • UB8 2AE

Guide Price: £325,000



coopers  
est 1986



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Nestled within a convenient river side setting is this modern two bedroom, two bathroom apartment. Located in a popular location within a short walk of Uxbridge Town Centre/Uxbridge Underground Station. Consisting of a spacious hallway, two double bedrooms, two bathrooms and a well equipped modern open plan kitchen/living room.

Modern two bedroom apartment

Two contemporary bathrooms

Walking distance from Uxbridge town centre

Gated allocated parking

Lift to all floors

High specification fitted kitchen

No onward chain

Second floor

Entry phone system

Council Tax Band C

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

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.

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### 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 0.3 miles  
Hillingdon 1.4 miles  
Ickenham 2.0 miles



### Car:

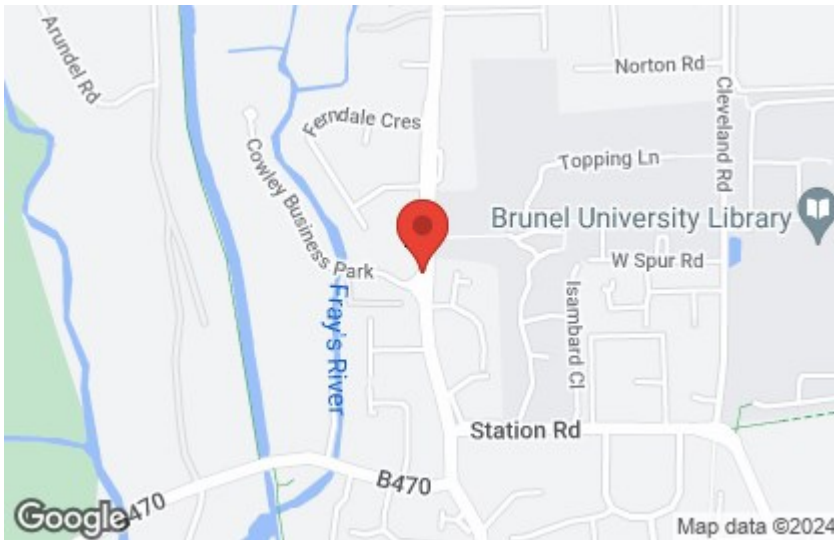
M4, A40, M25, M40



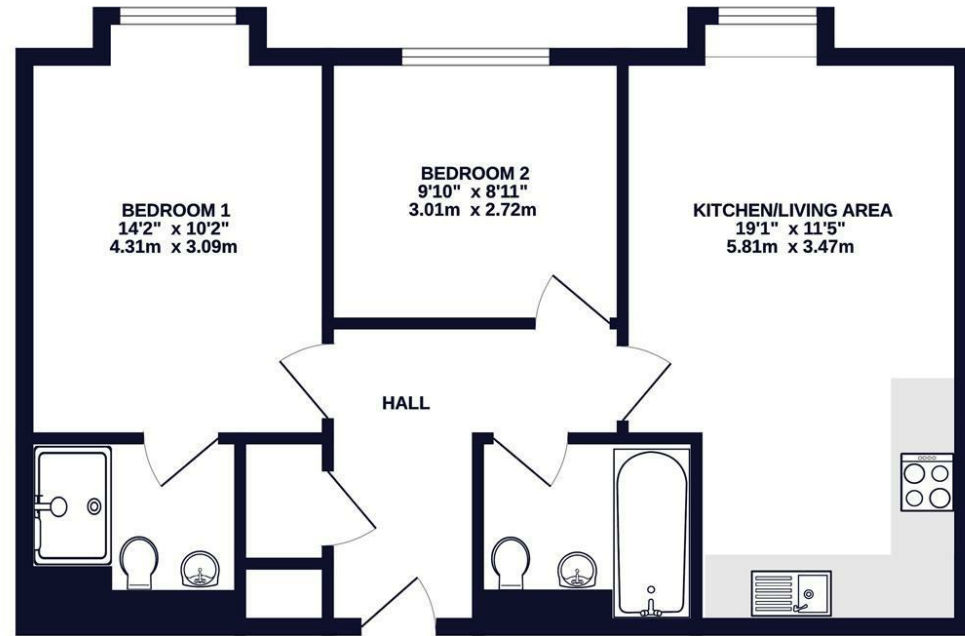
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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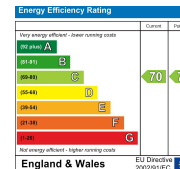


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