

Waterside

Uxbridge • Middlesex • UB8 2LQ

Guide Price: £230,000



coopers
est 1986

Waterside

Uxbridge • Middlesex • UB8 2LQ

Waterside will appeal to the first time buyer or investor, a convenient location moments from fantastic transport links and is peacefully nestled within walking distance to amenities.

The property enjoys well balanced accommodation on the second floor offering a combination of style, quality and location, boasting generous living spaces and modern interiors throughout.

Modern and well presented throughout

One double bedroom apartment

Second floor

Open plan kitchen/living area

Three piece bathroom

Peaceful location

Transport links close by

Excellent first time buyer/investor opportunity

1.2 miles from West Drayton Station Elizabeth Line

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

From its second floor vantage point, this apartment is deceptively quiet and private. Boasting modern interiors and a clever use of space, it makes an excellent home or investment in a convenient location. This apartment briefly comprises an entrance hallway which leads to the spacious lounge/open plan modern fitted kitchen, a double bedroom with built in wardrobes and a bathroom suite.

Location

Waterside is a quiet and secure residential cul-de-sac, situated close to a number of local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25. West Drayton town centre is within a 10 minute drive with its multitude of shops, restaurants, bars and GWR mainline station. The property is also within easy reach of Uxbridge town centre, which has more comprehensive shopping and transport facilities.

Outside

There is parking to front of the block, and surrounding the apartment there are well-kept communal gardens with walks along the Grand Union Canal.





Schools:

Cowley St Laurence CofE Primary school 0.2 Miles
Rabbsfarm Primary School 0.6 miles
Uxbridge High School 1.0 Miles



Train:

West Drayton 1.2 miles
Iver 1.5 miles
Uxbridge 1.5 miles



Car:

M4, A40, M25, M40



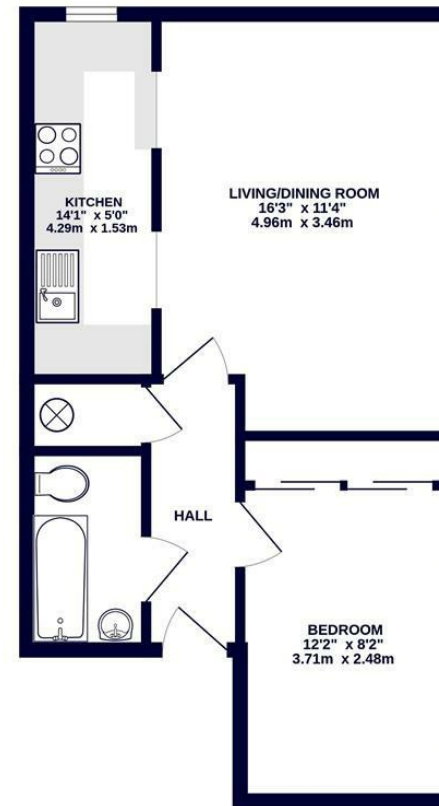
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 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.
Made with Metropex ©2024



01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

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.