

# Charlestown Lodge

Uxbridge • Middlesex • UB8 1BA  
Guide Price: £435,000



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# Charlestown Lodge

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Situated in the well known and desired location of Cornwall Road, this larger than average two bedroom, two bathroom apartment is presented to the market with no onward chain. With its well-appointed interior, this apartment boasts a generous open-plan living/dining area and is complemented by a good sized kitchen and a 190sqft garage. Being just a stone's throw from Uxbridge Town Centre, the property offers a perfect opportunity for those looking to get their foot on the ladder in a town center location.

Perfect First Time Purchase

Open Plan Living/Dining

Two Double Bedrooms

Two Bathrooms

Sought After Location

1046 Sqft

190 Sqft Garage & dedicated driveway

Modern Features

Investment Opportunity

Generously Spacious

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

Cornwall Road is situated on the north side of Uxbridge, a short walk from the High Street, which includes two shopping malls, numerous restaurants, bars, and Uxbridge Underground Station, that offers Metropolitan and Piccadilly line services into Central London. Other nearby amenities include Brunel University, Hillingdon Hospital, and Hillingdon Leisure Centre.

### Property

This well-presented and spacious, two-bedroom, two-bathroom apartment is situated in the desired location of Cornwall Road, Uxbridge. Spread across a generous 1046 sqft, the property benefits from two double bedrooms, two bathrooms, open-plan dining and living, a well equipped kitchen, and a 190sqft garage. Being a stone's throw from Uxbridge Town Centre, the property offers a perfect opportunity for those looking to get their foot on the ladder in a town center location.

### Outside

At the front of the property is a Garage with a parking space and to the rear a private shared communal gardens.





### Schools:

Hermitage Primary School 0.2 miles  
John Locke Academy 0.5 miles  
Vyners School 0.8 miles



### Train:

Uxbridge 0.4 miles  
Hillingdon 1.2 miles  
Ickenham 1.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

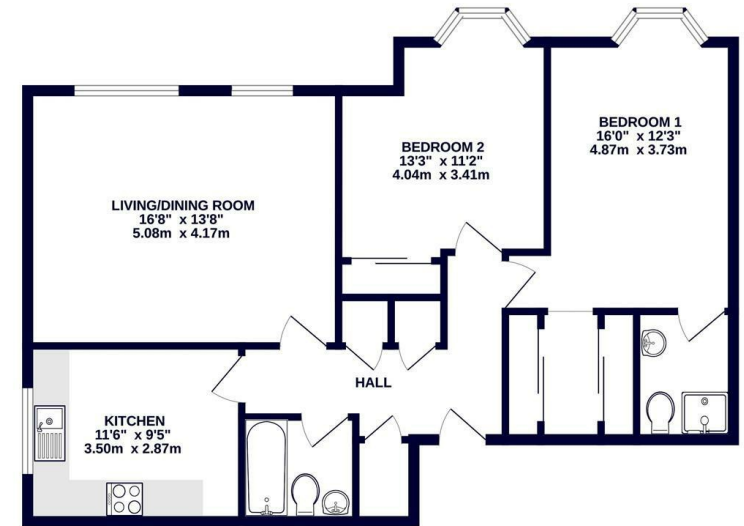
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
190 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 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	73	79
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  
EPC Directive  
2002/91/EC

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.