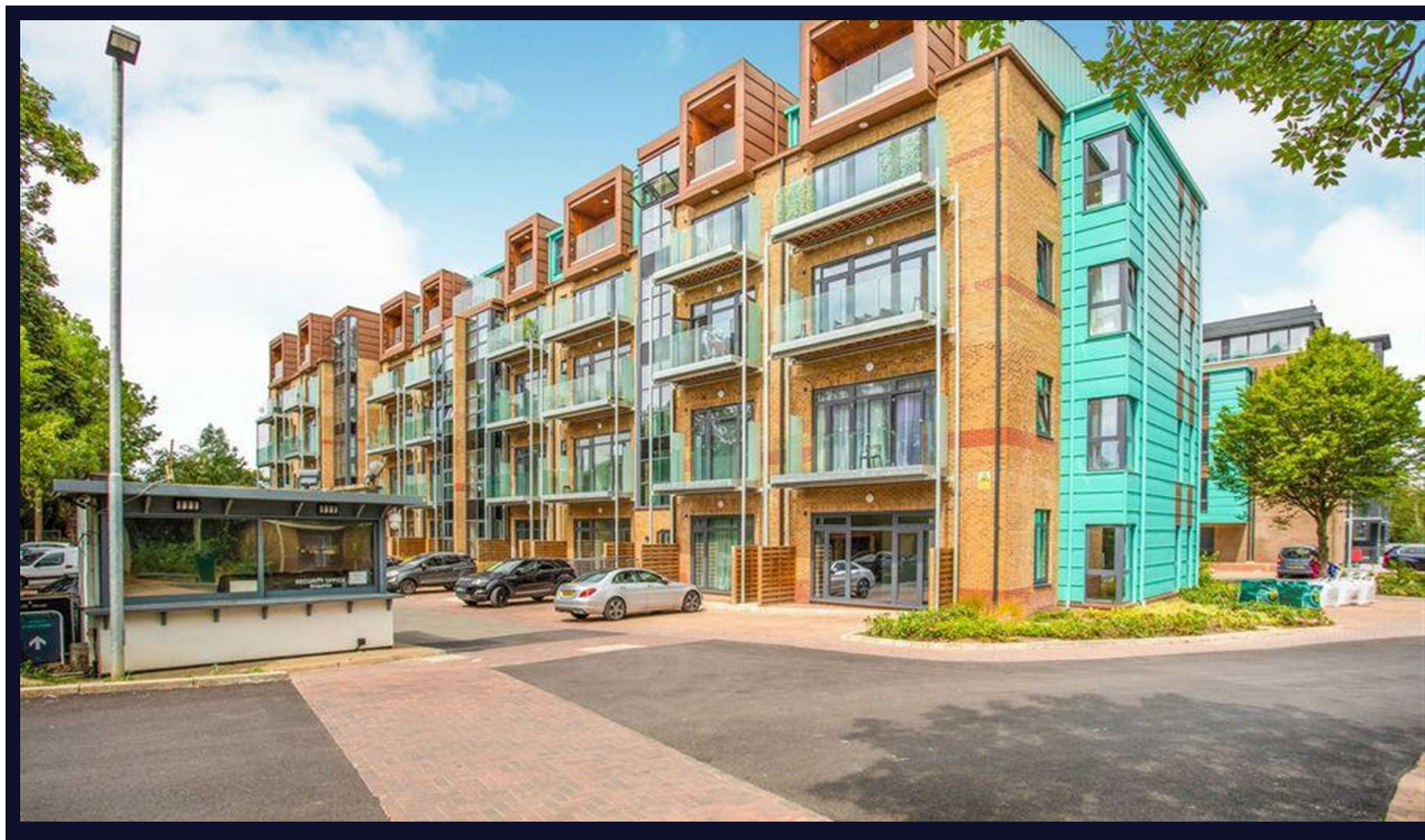


# Brindley Place

Uxbridge • Middlesex • UB8 2BZ

Guide Price: £415,000



coopers  
est 1986

# Brindley Place

Uxbridge • Middlesex • UB8 2BZ

This well-presented and contemporary apartment represents a perfect opportunity to own a turnkey residence in the highly coveted Union Park development, located just minutes from Uxbridge and West Drayton. Situated on the top floor, this immaculate and generously spacious home comprises of three bedrooms, three bathrooms, an open-plan kitchen/living space, and allocated underground parking. For those who are seeking scenic views, the property has outdoor terrace space for each bedroom that overlooks the well known Grand Union Canal.

Three Double Bedrooms

Three Bathrooms

Open Plan Living

Underground Private Parking

Concierge

- Ten minute drive to Uxbridge and West Drayton town centers

Private & Gated Development

Perfect Investment Opportunity

Chain Free

Spacious and modern apartment

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**

Union Park is 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. Uxbridge Underground station is just a short drive away along with its high street full of a multitude of shops, restaurant and bars. The property is also within close proximity to West Drayton High Street which has the added advantage a mainline station tube station, crossrail and the newly opened Elizabeth Line.

### **Property**

Situated in the sought-after Jessop Court development, this top-floor apartment offers a well-presented and generously spacious living space throughout. With three bedrooms and three bathrooms, the property boasts a large entrance hallway, providing easy access to all bedrooms. The open-plan kitchen/living area is perfect for modern living, and each bedroom comes with its own outdoor balcony, offering a private outdoor space. This is a perfect opportunity for those seeking to get their foot on the ladder or for investors seeking impressive returns.

### **Outside**

Jessop Court is located behind private gates with key code access along with an on site concierge daily from 9-5. The property benefits from one allocated parking space underground. The apartment itself has the luxury of two private balconies'.





### Schools:

Cowley St Laurence Primary School 0.3 miles  
Meadowview High school 0.7 miles  
Pield Heath School 0.8 miles



### Train:

West Drayton Station 0.8 miles  
Uxbridge station 1.7 miles  
Iver station 1.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Floor Plan

Total floor area 98.0 sq. m. (1,055 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Romans. Powered by www.focalagent.com



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Energy Efficiency Rating	
Energy efficient - lower running costs	Less energy efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A

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.