

Crosby Gardens

Uxbridge • Middlesex • UB8 1GS

Guide Price: £315,000



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This two bedroom first floor apartment offers a fantastic style throughout is situated in a quiet development in Uxbridge. The accommodation immediately impresses with its space, considerate layout and high quality features and fittings. The apartment benefits from an open-plan kitchen/living room, two double bedrooms, en-suite to master bedroom and a large family bathroom. There is also allocated parking next to the apartment.

Two bedroom apartment

First floor

Fantastic condition throughout

Quiet development

Allocated parking

Open plan living / dining area

Walking distance to Uxbridge town centre

Easy access to numerous transport links

Close proximity to highly regarded schools

Direct access to A40 / M25

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

This fantastic first floor apartment is accessed via a communal entrance with an intercom phone system. Leading upstairs to the first floor you are welcomed by a large entrance hallway with ample storage upon entering. To the right hand side is the fitted family bathroom suite, Bedroom one is just in front which offers an abundance of space along with the added luxury of an en-suite bathroom and fitted wardrobes. Bedroom two is found to the rear of the apartment overlooking the communal grounds. The rear of the apartment also hosts the large open plan living kitchen area which is a fantastic space for entertaining guests whilst offering a versatile space for the growing young family. The kitchen space has ample worktop space along with an abundance of fitted cupboards along with the bonus of french doors overlooking the rear communal grounds.

Outside

This property benefits from an allocated parking space specific for this apartment. There is ample visitor parking on surrounding roads throughout the development.

Location

Adina Court is located in Crosby Gardens which is situated a short distance from Uxbridge Town Centre with its array of local shops, restaurants, bars, bus links and Metropolitan/Piccadilly line train stations. There are a number of well-regarded local schools within close proximity including Hermitage primary school and Vyners senior school. The A40/M40/M25 and M4 are a short drive away offering access to London, Heathrow and the home counties.



Schools:

John Locke Academy 0.2 miles
Hermitage Primary School 0.2 miles
Vyners School 0.7 miles



Train:

Uxbridge 0.6 miles
Hillingdon 0.8 miles
Ickenham 1.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

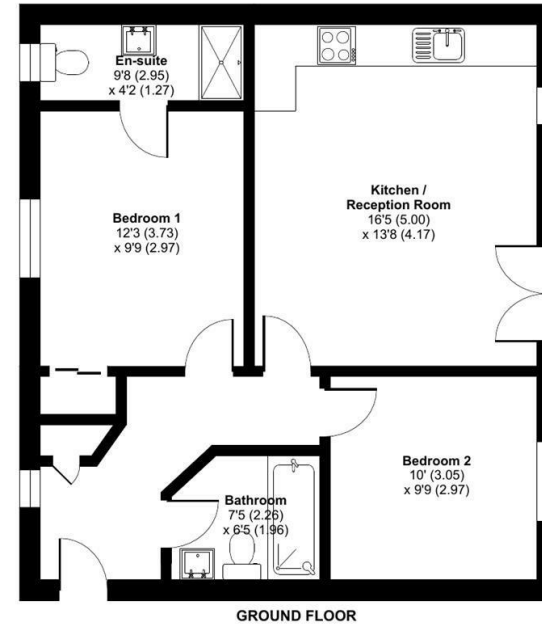
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(Distances are straight line measurements from centre of postcode)



Crosby Gardens, Uxbridge, UB8

Approximate Area = 644 sq ft / 59.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Coopers. REF: 1175792



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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	81	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - 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.