

Fulmar House

Uxbridge • Middlesex • UB10 0FS

Guide Price: £280,000



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A spacious one bedroom contemporary apartment situated on the sought after St Andrew's Park development. Built in 2015, this 691 sq ft apartment features a superb open-plan living room/kitchen with a winter balcony, a large double bedroom with storage, a modern white bathroom suite and allocated parking. The property also benefits from no onward chain.

Modern apartment

2015 built

One large double bedroom

Open-plan living area

Large kitchen

Winter balcony

White bathroom suite

Allocated parking

No onward chain

St Andrew's Park

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

St Andrew's Park is located within a 10 minute walk from Uxbridge Town centre, providing easy access to an array of shopping facilities including two shopping centres, a bustling High Street with a choice of cafes, bars and restaurants and Uxbridge train and bus station. The area is also served by a number of well-regarded infant, primary and secondary schools and various parks including the 37 acre Dowding Park.

Property

The property features: secure entry-phone system leading to the communal hallway with lift and stair access to the third floor, spacious entrance hall, open-plan living room with a winter balcony, a high gloss kitchen with appliances, a large double bedroom with storage and a large bathroom with a modern white suite.

Outside

There are well-kept communal gardens and allocated parking for one car.





Schools:

Uxbridge High School 0.1 miles
Whitehall Infant and Junior Schools 0.4 miles
John Locke Academy 0.5 miles



Train:

Uxbridge 0.5 miles
Hillingdon 1.4 miles
West Drayton 2.0 miles



Car:

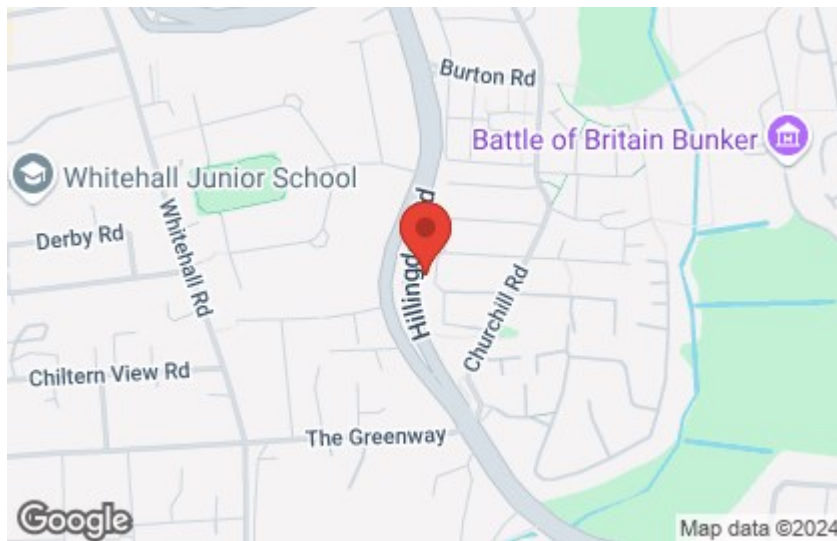
M4, A40, M25, M40



Council Tax Band:

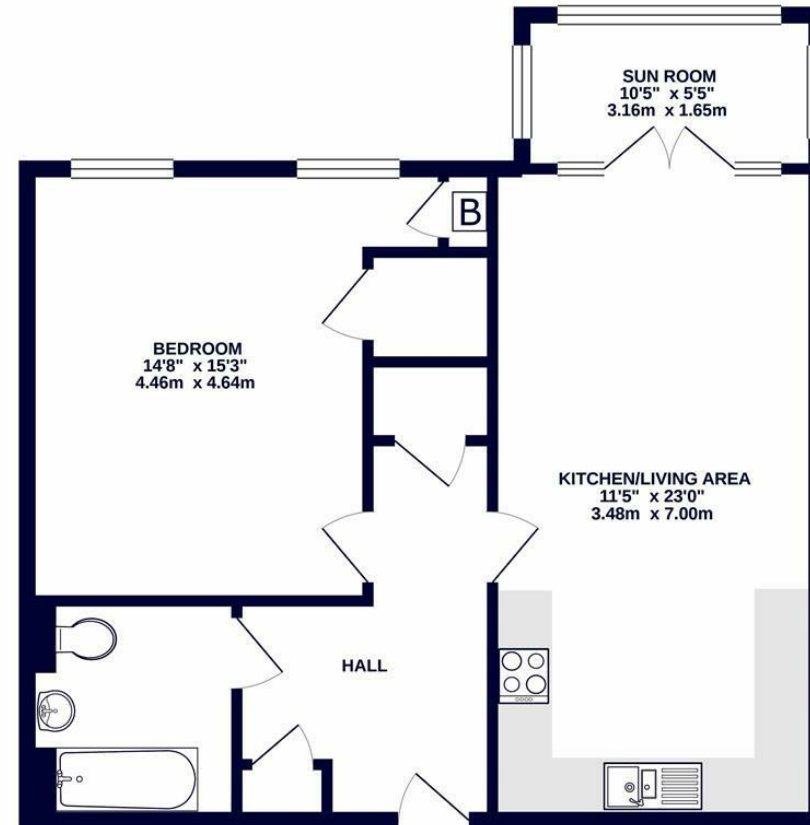
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 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	88	88
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
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.