

# Willoughby Avenue

Uxbridge • Middlesex • UB10 0FY

Guide Price: £285,000



coopers  
est 1986

# Willoughby Avenue

Uxbridge • Middlesex • UB10 0FY

A contemporary larger than average One bedroom apartment situated on the sought after St Andrew's Park development. Built in 2015, this well-presented ground floor apartment features an open-plan living room/kitchen, a double bedroom with storage, a white bathroom suite and allocated parking. One noteworthy feature of the property is the private Terrace off of the living room.

Ground floor apartment

One bedroom

Living room

Kitchen / diner

White bathroom suite

Over 670 Sq ft

Private Terrace

Allocated parking spot

St Andrews Park

Ideal investment

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.





### **Situation**

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.

### **Description**

This large One bedroom apartment features: secure entry-phone system leading to the communal hallway, entrance hall, open-plan living room, a high gloss kitchen with appliances, a large double bedroom with storage and a bathroom with a modern white suite.

### **Outside**

The property comes with an allocated parking space and a private terrace.

### **SAT NAV**

UB10 0FY





**Schools:**

Uxbridge High School 0.2 miles  
Whitehall Infant and Junior School 0.4 miles  
John Locke Academy 0.5 miles



**Train:**

Uxbridge 0.5 miles  
Hillingdon 1.4 miles  
Ickenham 2.0 miles



**Car:**

M4, A40, M25, M40



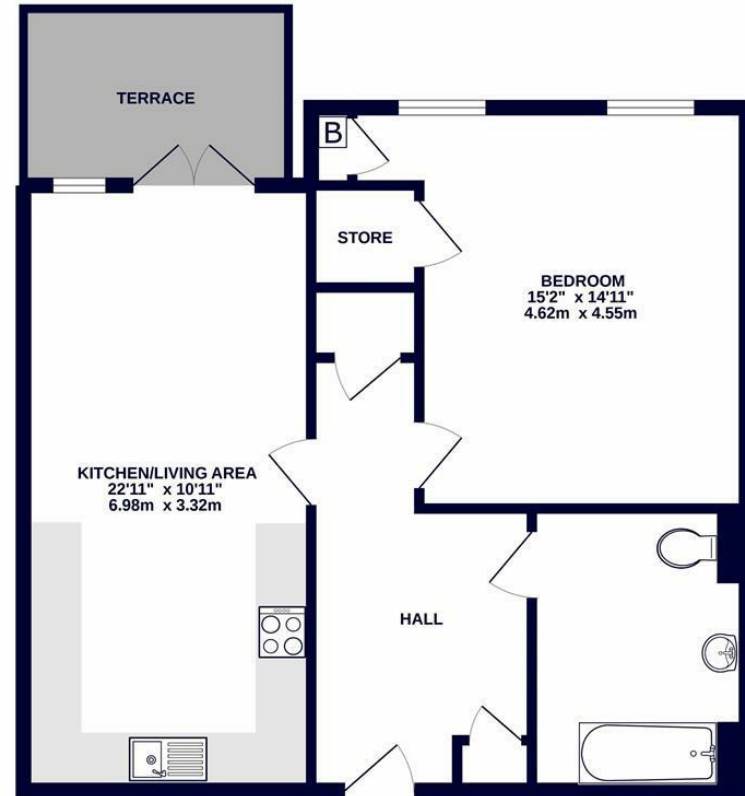
**Council Tax Band:**

C

(Distances are straight line measurements from centre of postcode)



**GROUND FLOOR**  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA - 671 sq.ft. (62.4 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 Metropix ©2022



**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		
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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		89	89

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.