

20a High Street

Uxbridge • Middlesex • UB8 1JN
Guide Price: £365,000



coopers
est 1986

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A uniquely designed one bedroom apartment located in the heart of Uxbridge. This is one of four contemporary apartments that have been completed to the highest specification throughout with exceptional attention to detail. Conveniently located the apartment is just moments to Uxbridge station offering the Metropolitan and Piccadilly tube lines. The A40 and M25 are also easily accessible.

Brand new one bedroom luxury apartment

Share of Freehold

823 Sq Ft

Second floor

Highly sustainable location

Central Uxbridge with direct access to numerous amenities

Moments walk from Uxbridge underground

Contemporary & stylish living throughout

Historic timbers giving a characterful finish

Lift access to all floors

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

Nestled within the heart of Uxbridge town centre, these apartments benefit unrivaled convenience with Uxbridge underground station (Metropolitan and Piccadilly tube lines) & all local amenities being a thirty-second stroll away. Intu Uxbridge Shopping Centre & The Pavillions Shopping centres offer retail outlets and plenty of dining/bar options. You are also within short distance to Uxbridge Common, Uxbridge College, the Hillingdon Fitness & Leisure Centre and Brunel University. There is easy access to the A40 and M25, facilitating effortless travel into Central London and all Home Counties.

Property

This second floor apartment comes with oak effect laminate flooring in the hallway, lounge and kitchen, whilst the bedroom is carpeted. The stylish fitted kitchen comes with pearl grey quartz worktops, a Bosch induction hob, Bosch built in single oven, integrated Bosch dishwasher, integrated fridge/freezer. These professionally designed kitchens feature fully fitted units with soft close doors and drawers, energy-efficient integrated appliances, and a stainless steel sink with drainer. The bathroom has luxury tiled flooring throughout and there are LTHW towel rails. The bathroom benefits a wall mounted shower head over the bath enclosed with a frameless glass bath screen, ceramic wall hung wash basin, WC, and vanity mirror unit over the sink. Finishing the apartment there is a large double bedroom. These stunning apartments have been uniquely designed offering large amounts of character, raising the bar with their higher-level specifications throughout and exceptional attention to detail. Extra sound proofing has been added between the floors.

Outside

Ensuring privacy, access to the property is granted solely via the intercom system.



Schools:

Hermitage Primary School 1.1 miles
John Locke Academy 1.0 mile
Uxbridge High School 0.9 miles



Train:

Uxbridge Station 0.1 miles
Hillingdon Station 2.1 miles
Ickenham Station 3.0 miles



Car:

M4, A40, M25, M40



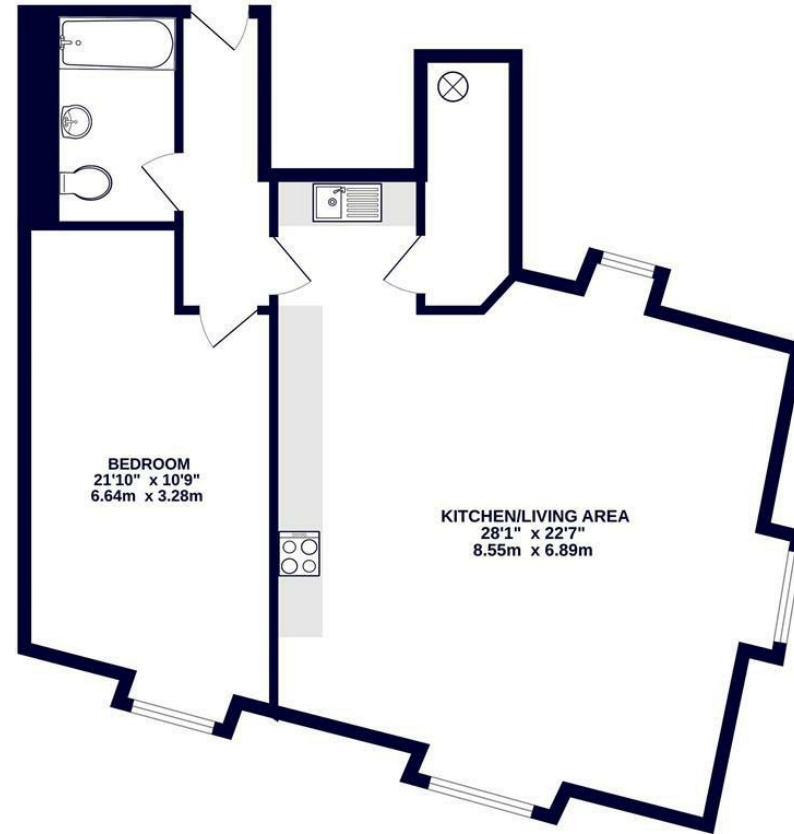
Council Tax Band:

New Build

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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.
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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	75	75
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		EU 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.