

High Street

Uxbridge • Middlesex • UB8 1GJ

Guide Price: £250,000



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est 1986

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This charming one-bedroom flat, located in Armstrong House, Uxbridge, offers bright and airy living spaces. The open-plan lounge features large patio doors that bring in plenty of natural light, leading to a modern kitchen with sleek fittings. The bedroom is well-sized and includes built-in storage, while the contemporary bathroom boasts stylish finishes. Situated in a well-maintained block with secure entry, the property is conveniently close to Uxbridge town center, transport links, and local amenities. Ideal for first-time buyers or investors.

One bedroom flat

Fantastically presented

Secure development

Town center location

Private balcony

Modern fitted kitchen

Ideal investment opportunity

Walking distance to Uxbridge underground station

Easy access to A40 / M25

Closeby to all local amenities

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

As you enter this well-presented one-bedroom flat in Armstrong House, you're welcomed by a bright and spacious hallway with ample storage. To your left, the open-plan living and dining area unfolds, offering a comfortable space to relax. Large floor-to-ceiling patio doors fill the room with natural light and lead directly onto a private balcony, perfect for morning coffee or evening relaxation. Adjoining the living area is the modern, fully-fitted kitchen, complete with sleek cabinetry and integrated appliances, along with an abundance of worktop space. The right hand side houses the large double bedroom offering a great space along with the potential for ample storage. The stylish bathroom includes contemporary fixtures, a bathtub with shower overhead, and elegant tiling throughout. With its excellent layout, bright interiors, and private balcony, this flat offers both comfort and style in a well-maintained building, ideal for first-time buyers or professionals.

Location

Armstrong House is situated in Uxbridge, footsteps away from the town center and Uxbridge Underground station, offering access to both the Metropolitan and Piccadilly lines. It is conveniently located near Brunel University and both the Pavilions and The Chimes Shopping Center's. Nearby green spaces include Fasnidge Park, ideal for leisure and recreation along with highly regarded primary and secondary schools if needed.

Outside

Entering the property via Uxbridge High Street you will feel safe and secure with keypad entry system along with video intercom for visitors. The property itself has the added luxury of a private balcony area offering views over the Chilterns allowing a great space for the summer evenings.



Schools:

St Mary's Catholic Primary School 0.3 miles
Hermitage Primary School 0.4 miles
St Andrew's CofE Primary School 0.4 miles



Train:

Uxbridge 0.1 miles
Hillingdon 1.4 miles
Ickenham 2.0 miles



Car:

M4, A40, M25, M40



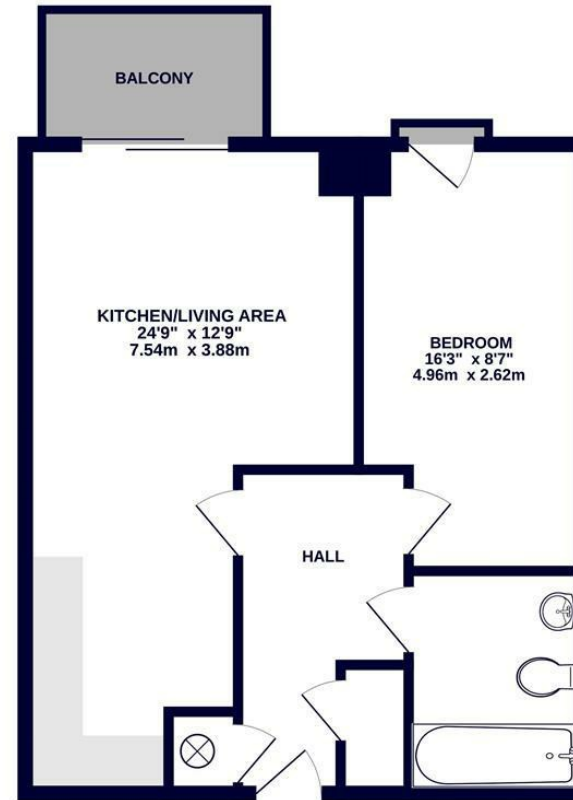
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



3RD FLOOR
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 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++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (1-24)		
Not energy efficient - higher running costs		
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.