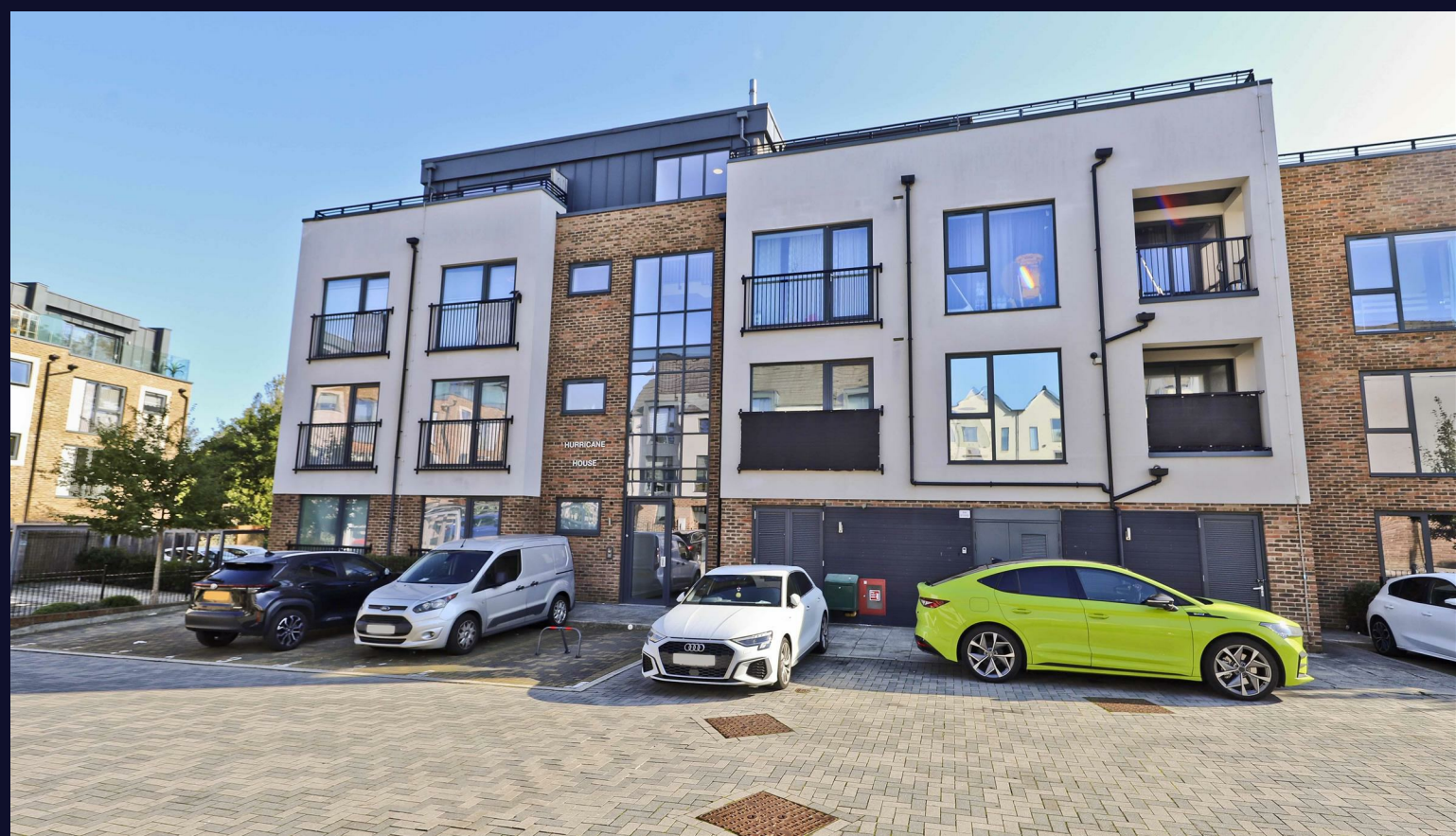


Hurricane House

Uxbridge • Middlesex • UB10 0GR

Guide Price: £295,000



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est 1986

Hurricane House

Uxbridge • Middlesex • UB10 0GR

Situated in the well known and popular St Andrews Development, built by St Modwen Homes, this spacious and well-presented one bedroom, one bathroom ground floor apartment boasts contemporary interiors and streamlined spaces featuring high-quality worktops, fixtures, and fittings. Being a stone's throw from Uxbridge Town Centre, the property is conveniently located for those who need local amenities, shops, and green walks.

Ground floor apartment

One double bedroom

Balcony

Modern bathroom

Built by St Modwens Homes

Contemporary and spacious living

Allocated parking space

Walking distance to numerous transport links

Long lease

Uxbridge town centre close by

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. Andrews Park is within close proximity of Uxbridge Station on the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park.

Property

Upon entering the flat the front door leads into a spacious entrance hall. This space allows access to the bathroom on the left side and the double bedroom with built in wardrobes and access onto the balcony. Continuing through the hall, you enter the large open-plan living room and kitchen area, which is the heart of the flat. It stretches the length of the flat, measuring 10ft x 24ft. The kitchen is well equipped with integrated appliances, a built-in stainless steel fan oven, a ceramic hob, an extractor hood and a range of units with soft close doors and draw The apartment has an efficient layout with minimal wasted space.

Outside

Access onto a large private balcony area from the living room. Allocated parking for one car and well maintained communal areas.





Schools:

St Andrew's CofE Primary School 0.2 miles
John Locke Academy 0.3 miles
ACS Hillingdon International School 0.4 miles



Train:

Uxbridge 0.6 miles
Hillingdon 1.2 miles
Ickenham 1.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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
82	82
Very energy efficient - lower energy costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher energy costs	
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.