

Brand Avenue

Uxbridge • Middlesex • UB10 0FS

Guide Price: £268,000



coopers
est 1986

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Modern, ground floor flat in St Andrew's Park, with an allocated parking space and just a 10 minute walk to Uxbridge town centre and Underground station.

Offered to the market is this modern ground floor flat on Brand Avenue, within the desirable St Andrew's Park development in Uxbridge. Perfect for first-time buyers or investors alike, this stylish property spans 547SQFT offering ample space for a professional looking for an easy commute into town. Residents also enjoy a vibrant community atmosphere with nearby amenities, parks, and excellent transport links.

One bedroom Apartment

Fantastic condition throughout

Ground floor apartment

Open plan living space

Allocated parking space

St Andrews Park

Great investment opportunity

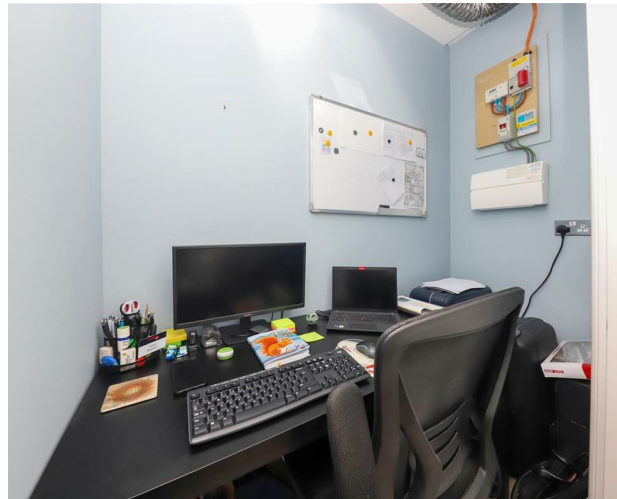
Closeby to local amenities

Easy access to A40 / M25

Sought after development

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 just a 10-minute walk from Uxbridge Town Centre, offering convenient access to a wide range of amenities. These include two shopping centres, a vibrant High Street with an array of cafes, bars, and restaurants, as well as Uxbridge train and bus stations. The area is also home to several well-regarded infant, primary, and secondary schools, along with green spaces such as the 37-acre Dowding Park, perfect for outdoor activities and relaxation.

Property

This property combines contemporary living with convenience, making it ideal for first-time buyers or investors. Spanning 547 square feet, it features a well-designed open-plan living area with a sleek kitchen seamlessly flowing into the reception space. The spacious bedroom offers a comfortable retreat, while the modern bathroom is stylish and well-appointed. Secure entry-phone access leads to a communal hallway, adding peace of mind to this stylish and functional home.

Outside

An allocated parking spot, a rare find in this highly sought-after location, adds to the property's appeal. Residents of St Andrew's Park enjoy a vibrant community atmosphere with local amenities, parks, and excellent transport links all close by.



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



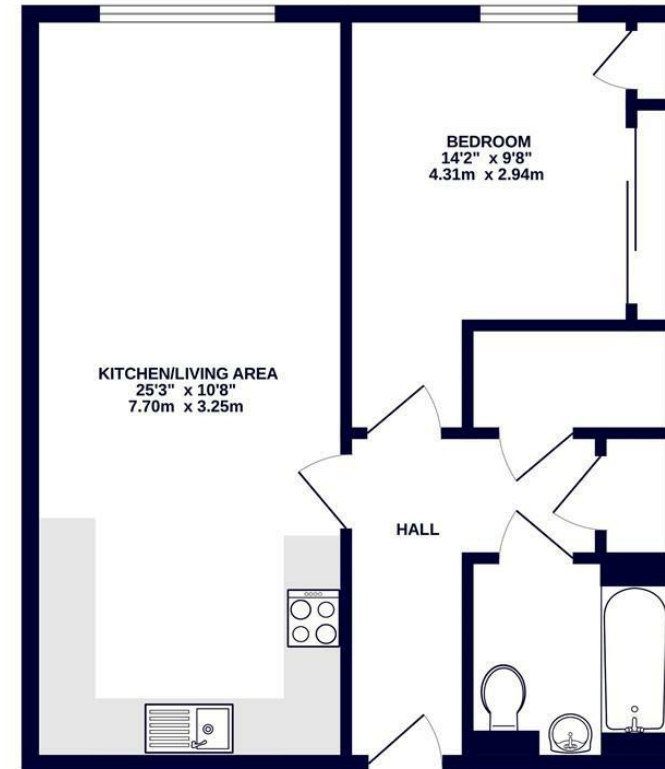
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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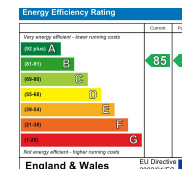
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