

# Cumbrian Way

Uxbridge • Middlesex • UB8 1XD

Guide Price: £270,000



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est 1986

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A two bedroom first floor flat enjoying a convenient location in the heart of Uxbridge being only a few minutes walk from Uxbridge Underground Station and Uxbridge town centre. Offered to the market in fantastic condition throughout, refurbished to a great standard throughout along with the benefit of a long lease of 144 years. Makes an ideal first time buy, downsize or investment purchase.

Two bedrooms

First floor

Fantastic condition throughout

Allocated parking

Heat pump installed

Private balcony

Long lease

Walking distance to local amenities

Easy access to numerous transport links

A40 / M25 easily accessible

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

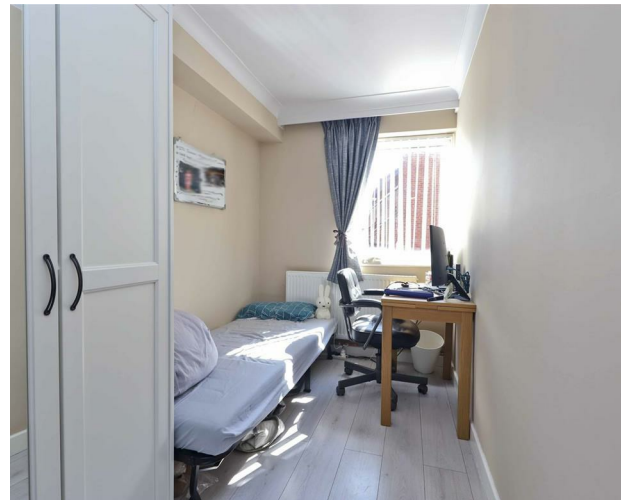
This two bedroom first floor apartment boasts 446 SQFT of modern style living in fantastic condition and newly refurbished throughout. The property benefits from two sizable bedrooms, a newly renovated family bathroom and ample storage throughout. The open plan kitchen / living space really makes for an entertaining space whilst still allowing a homely feel. The kitchen was installed in 2021 to a high standard with ample worktop space and an abundance of storage throughout. The living space itself offers versatile usages depending on individual needs along with offering direct access to the rear terrace.

### Outside

The property boasts an allocated parking space along with further permit parking throughout the development. The property benefits from a private terrace accessed from the open plan kitchen living area.

### Location

Cumbrian Way is positioned moments from Uxbridge High street, Uxbridge Underground Station (Metropolitan and Piccadilly Lines) and the town centre which offers an array of highly regarded restaurants, coffee shops, bars, cinema complex, fitness clubs, and the two shopping centres (Intu Uxbridge and Pavillions). The property also benefits being close by to Brunel University, Hillingdon Hospital, excellent primary/secondary schools and the M25/M40 and A40 are a short drive away offering access directly into Central London.





### Schools:

Hermitage Primary School 0.3 miles  
 John Locke Academy 0.3 miles  
 Uxbridge High School 0.6 miles



### Train:

Uxbridge 0.2 miles  
 Hillingdon 1.2 miles  
 Ickenham 1.8 miles



### Car:

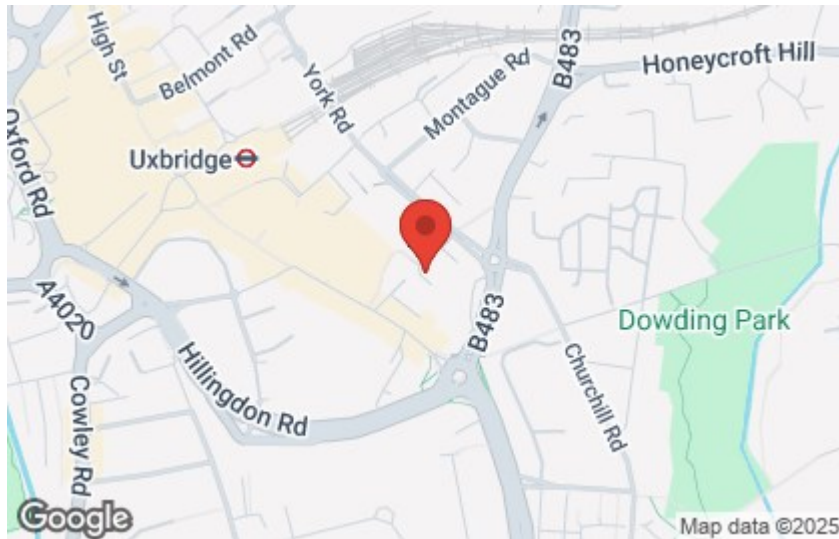
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
 446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 446 sq.ft. (41.5 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 5/2025

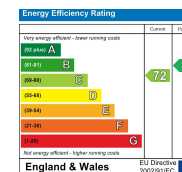
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.