

# Lindie Gardens

Uxbridge • Middlesex • UB8 1GR

Guide Price: £300,000



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Lindie Gardens, a bright and spacious apartment located in a sought after development in the heart of Uxbridge. This well presented property offers an ideal blend of modern living and convenience, perfect for first-time buyers, young professionals, or investors alike.

Spacious apartment in Uxbridge

Allocated parking

Two double bedrooms

Two bathrooms

Juliette balcony

Entry phone system

No onward chain

Quiet secluded location

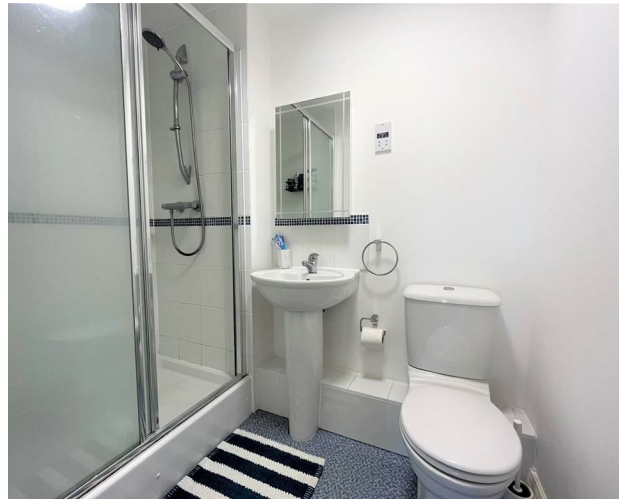
Closeby to numerous transport links

Walking distance to numerous 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.







### **Location**

Lindie Gardens is situated a short distance from Uxbridge Town Centre with its array of local shops, restaurants, bars, bus links and Metropolitan/Piccadilly line train stations. There are a number of well-regarded local schools within close proximity including Hermitage primary school and Vyners senior school. The A40/M40/M25 and M4 are a short drive away offering access to London, Heathrow and the home counties.

### **Property**

The property is accessed via a communal entry phone system which leads you through to the ground floor entrance area. Upon entering, you are greeted by a generous entrance hall with built in storage, leading to the open plan living and dining area. The space is flooded with natural light from large windows, creating a warm and inviting atmosphere. The adjoining contemporary kitchen is fully fitted with integrated appliances, ample cabinetry, and sleek countertops, making it ideal for both everyday living and entertaining. The property comprises two well proportioned bedrooms, each thoughtfully designed with neutral décor and plenty of storage space. The principal bedroom benefits from an en-suite shower room, while the main family bathroom features modern fixtures and a full sized bathtub.

### **Outside**

There is allocated parking for one car and well maintained communal grounds.



### Schools:

John Locke Academy 0.2 miles  
Hermitage Primary School 0.2 miles  
Vyners School 0.7 miles



### Train:

Uxbridge 0.6 miles  
Hillingdon 0.8 miles  
Ickenham 1.4 miles



### Car:

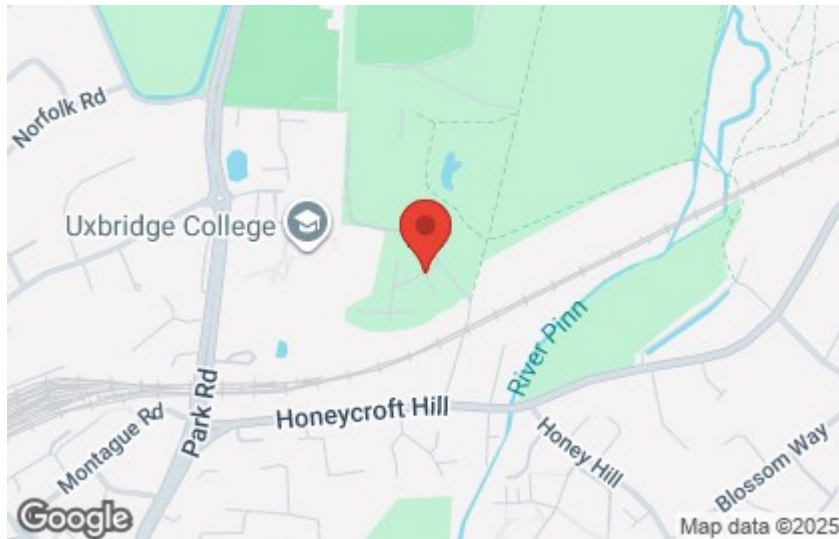
M4, A40, M25, M40



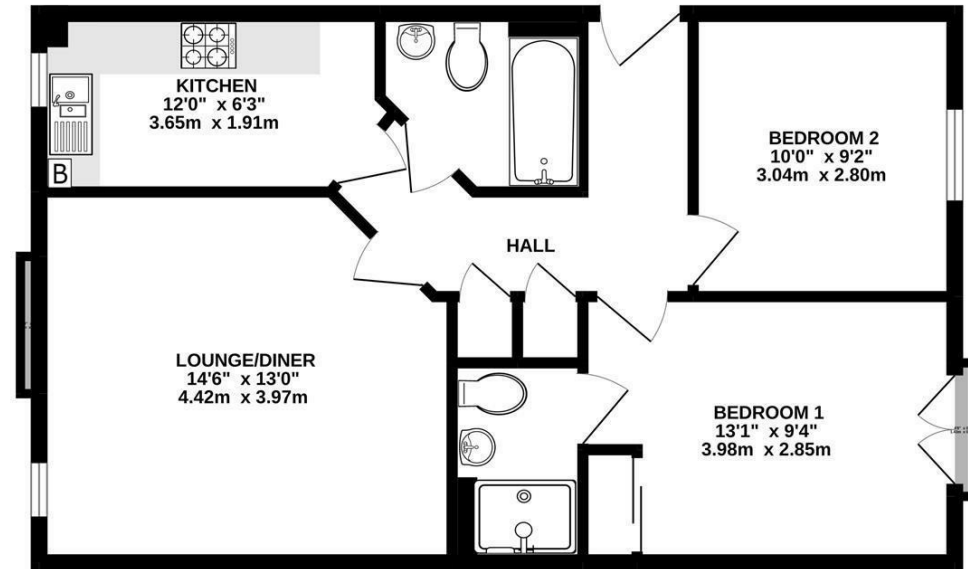
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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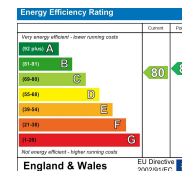
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