

Hornchurch Road

Uxbridge • Middlesex • UB10 0YL
Guide Price: £520,000



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This modern first floor, three bedroom, two bathroom apartment is located in The Dice, Foster House, within the sought after St. Andrew's Park in Uxbridge.

Designed for contemporary living, the apartment boasts a spacious open-plan living area, seamlessly complemented by a contemporary kitchen featuring high end integrated appliances. The bright and airy living space extends to a generously sized balcony. Additionally, the apartment benefits from an allocated parking space, ensuring both convenience and ease of access.

The Dice is conveniently located near Uxbridge Station on the High Street, served by both the Metropolitan and Piccadilly Lines. Uxbridge town centre offers two shopping centres, a lively High Street, and a variety of cafes, bars, and restaurants. A bus stop on Hillingdon Road, just outside the development, provides excellent local transport links.

Modern apartment

First floor with lift

Balcony

Undercroft parking

Three substantial sized bedrooms

Two bathrooms

Open plan kitchen/living

Easy access to High Street with shops & restaurants

Close proximity to highly regarded schools

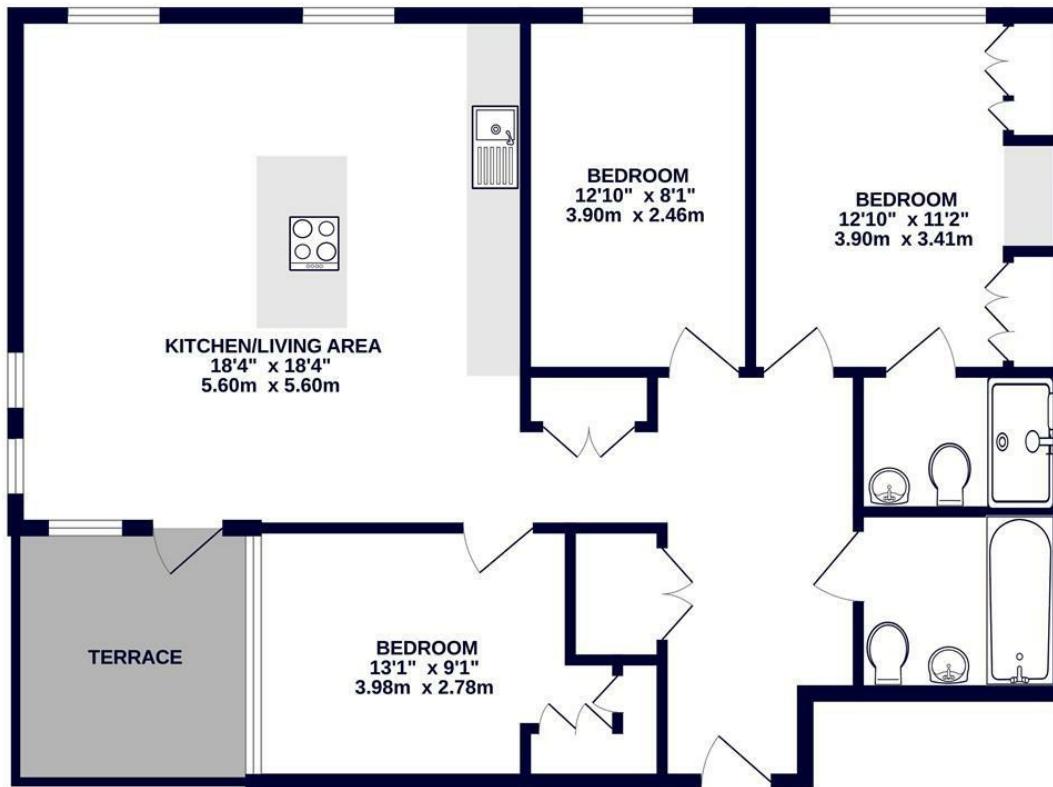
Sought after location

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.





1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



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TOTAL FLOOR AREA: 926 sq.ft. (86.0 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
Very energy efficient - lower running costs	
99-100 A	85
90-91 B	85
80-81 C	
70-79 D	
60-59 E	
50-49 F	
40-39 G	
All energy efficient - higher running costs	

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.