

# Kings Mill Way

Denham • Middlesex • UB9 4BT  
Guide Price: £390,000



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Positioned just moments from Uxbridge town centre and all its amenities on the highly sought after Kings Island development is this two bedroom, two bathroom first floor apartment. The property benefits from open plane lounge and kitchen, two double bedrooms with en-suite to master, family bathroom, balcony area and allocated parking.

Apartment

Two Bedrooms

Two Bathrooms

First Floor

No Onward Chain

Lift Access To All Floors

19ft Lounge

Allocated Parking

Full time concierge

Popular 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

Kings Island is a regarded as one of the most impressive developments around currently, promising a lifestyle of unparalleled convenience in a walk-to-everywhere location, it also holds a prominent position just outside Uxbridge Town Centre and all it's amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

### Property

Situated on the first floor is this luxury two bedroom two bathroom apartment, set within the highly sought after Kings Island grounds. With a range of top end finishes the property really does set the benchmark when it comes to luxury. The apartment is made up of entrance hallway, 19ft lounge that is open plan to a 13ft kitchen. The 15ft master bedroom benefits from an en suite shower room whilst the second bedroom is also 15ft, the main bathroom is on the left hand side as you enter the property.

### Outside

From the lounge there are doors that lead out to the balcony area. The tranquil communal grounds are kept immaculately and the property comes with one allocated parking space.



#### Schools:

Hermitage School 0.5 miles  
 St Mary's Catholic Primary School 0.6 miles  
 Whitehall Infant and Junior School 0.8 miles



#### Train:

Uxbridge Station 0.5 miles  
 Hillingdon Station 1.5 miles  
 Ickenham Station 1.9 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



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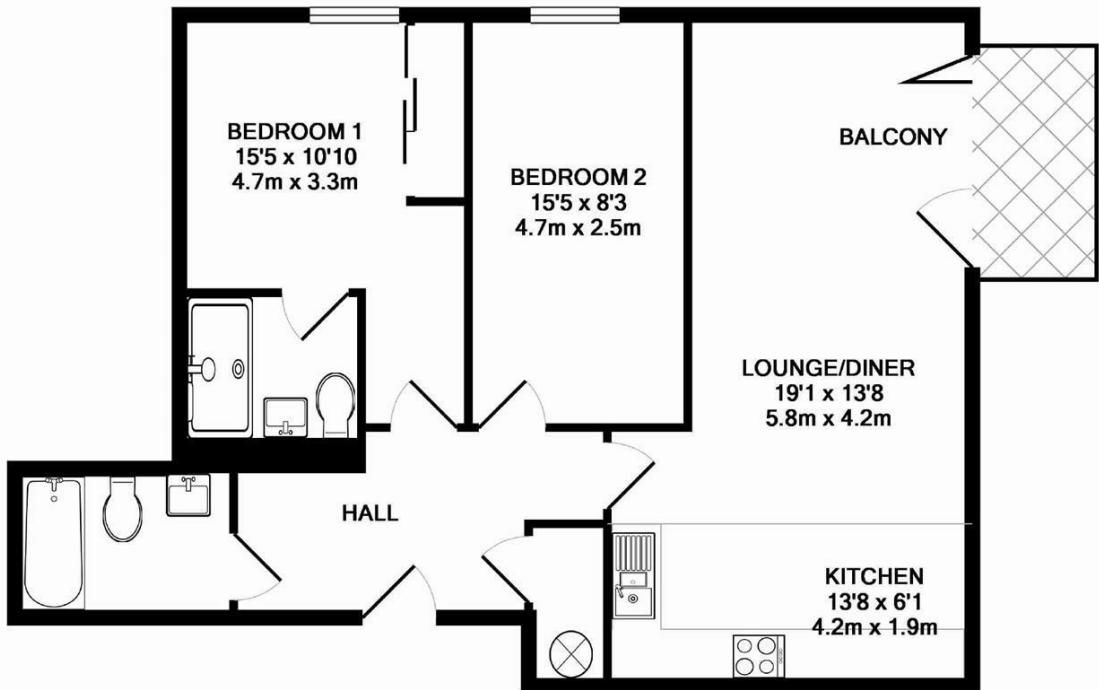
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014: A	
2013: B	
2012: C	
2011: D	
2010: E	
2009: F	
2008: G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales



TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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