

Brindley Place

Uxbridge • Middlesex • UB8 2BZ

Guide Price: £400,000



coopers
est 1986

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A stylish three bedroom two bathroom contemporary apartment just a couple of years old located on the sought after gated Union Park development within 10 minutes drive of Uxbridge and West Drayton town centre. This immaculate top floor apartment comprises: A very spacious lounge to modern fitted kitchen, white bathroom suite, three double bedroom, ample storage and two bathrooms. The property also comes with one allocated parking space and views of the Grand Union Canal via the two balconies.

Three double bedrooms

Two bathrooms

Private balconies

Allocated underground parking space

Chain free

Fantastic condition throughout

Private gated development

- Ten minute drive to Uxbridge and West Drayton town centers

Easy access to numerous transport links

Views over the Grand Union Canal

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

Union Park is situated close to a number of local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25. Uxbridge Underground station is just a short drive away along with its high street full of a multitude of shops, restaurant and bars. The property is also within close proximity to West Drayton High Street which has the added advantage a mainline station tube station, crossrail and the newly opened Elizabeth Line.

Property

This top floor three bedroom apartment offers a generous space for a growing family, downsizer or a buy to let investor looking for a fantastic investment opportunity. The property comprises of a large entrance hallway with the master bedroom just off the hallway which offers space for a large double bed along with the addition of an ensuite bathroom and the added luxury of a private balcony off the bedroom. The hallway consists of numerous amounts of storage space, which then leads onto the third double bedroom along with the family bathroom directly across the hallway. The second bedroom is positioned just at the end of the corridor offering again ample space for a large double bed plus the addition of built in wardrobes. The large living kitchen area spans across 21 feet, the fitted kitchen has an abundance of storage and worktop space along with ample space to design the space as you wish for a living and dining area plus the addition of a second private balcony.

Outside

Jessop Court is located behind private gates with key code access along with an on site concierge daily from 9-5. The property benefits from one allocated parking space underground. The apartment itself has the luxury of two private balconies'.



Schools:

Cowley St Laurence Primary School 0.3 miles
Meadowview High school 0.7 miles
Pield Heath School 0.8 miles



Train:

West Drayton Station 0.8 miles
Uxbridge station 1.7 miles
Iver station 1.4 miles



Car:

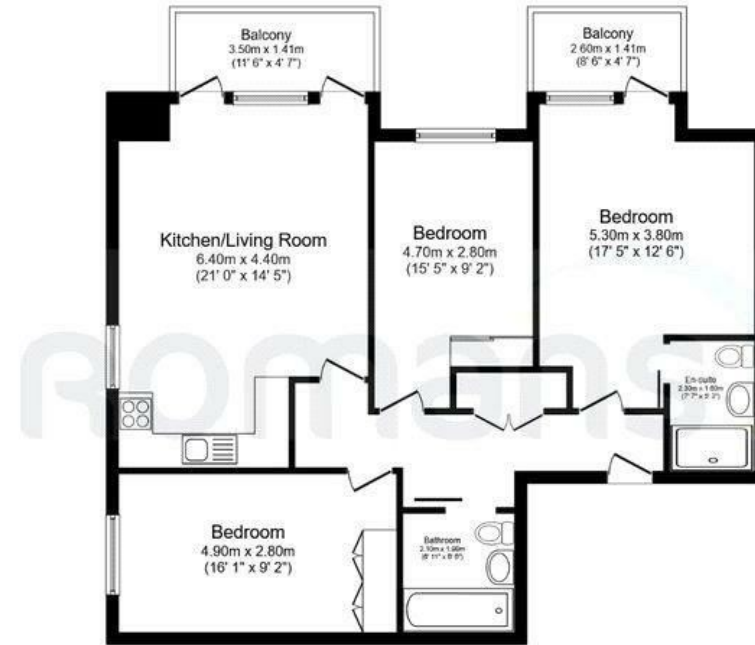
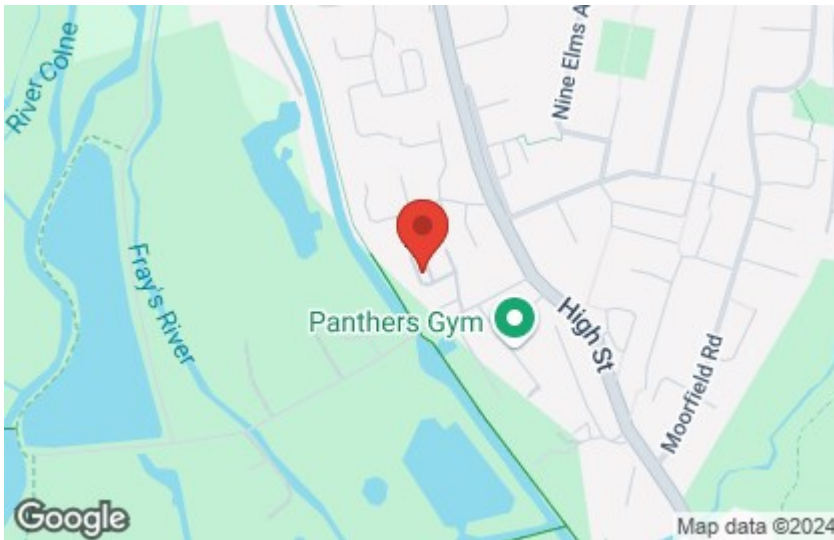
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Floor Plan

Total floor area 89.0 sq. m. (958 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Romans. Powered by www.focalagent.com



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Energy Efficiency Rating		Current	Potential
How energy efficient? - lower savings costs			
Very energy efficient - lower savings costs	A		
Energy efficient - lower savings costs	B		
Decent energy efficiency - lower savings costs	C	81	81
Some energy efficiency - lower savings costs	D		
Not very energy efficient - higher savings costs	E		
Very poor energy efficiency - higher savings costs	F		
Worst energy efficiency - highest savings costs	G		
England & Wales			

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.