

# Kings Mill Way

Denham • Buckinghamshire • UB9 4BS

Guide Price: £415,000



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A superb two bedroom, two bathroom apartment situated on the sought after Kings Island WATERSIDE DEVELOPMENT. The apartment is very well presented and noteworthy features include a open-plan living room/kitchen with BI-FOLD DOORS on to its own BALCONY, quality bathroom fittings, a high gloss kitchen with appliances, an underground parking space and a full-time concierge. Located within walking distance of Uxbridge town centre, Kings Island is a private gated development built by Weston Homes in 2013.

Contemporary apartment with river views

Two double bedrooms

Open-plan living room/kitchen

Balcony

High gloss kitchen with appliances

Two bathrooms

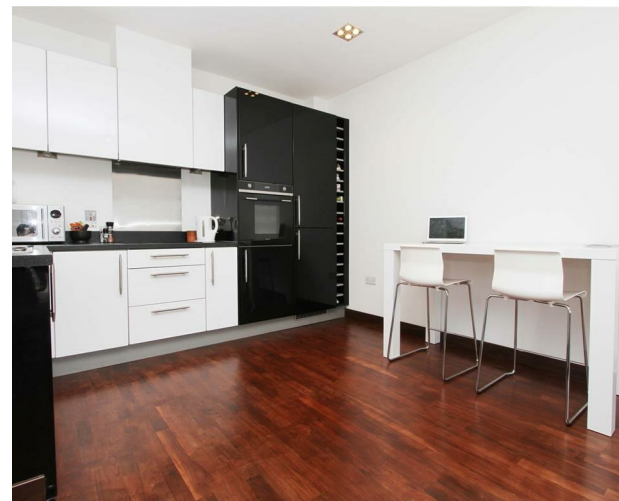
Secure gated development

Underground parking space

Full time concierge

993 year lease

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.







### **Directions**

From leaving our office on the Uxbridge High Street proceed right. Arriving at the roundabout take your third exit onto Hillingdon Road. Once you get to the traffic lights stay in the right hand lane and take your third exit off the roundabout onto the Oxford Road. Kings Island can be located just after the bridge on your right hand side.

### **Situation**

Kings Mill Way is conveniently situated just off the Oxford Road, a short walk from Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach, as are Hillingdon Hospital, Brunel University, Stockley Park and Heathrow. The area is served by a number of well-regarded primary and secondary schools including grammar schools in Buckinghamshire.

### **Description**

This modern two bedroom, two bathroom apartment situated in the sought after waterside Kings Island development. The property is accessed via a communal entry-phone system and comprises an entrance hall with storage, 27ft open plan living room/kitchen with bi-fold doors on to a balcony, high gloss kitchen with built in appliances, 16ft master bedroom with en-suite shower room, second double bedroom and family bathroom.

### **Outside**

Kings Island is a secure gated development with a full time on-site concierge. The apartment has the benefit of a balcony accessed off the living room and there is allocated parking for one car in the underground garage.



### Schools:

Hermitage Primary School 0.5 miles  
St Mary's Catholic Primary School 0.6 miles  
Vyners School 1.1 miles



### Train:

Uxbridge 0.5 miles  
Hillingdon 1.5 miles  
Ickenham 1.9 miles



### Car:

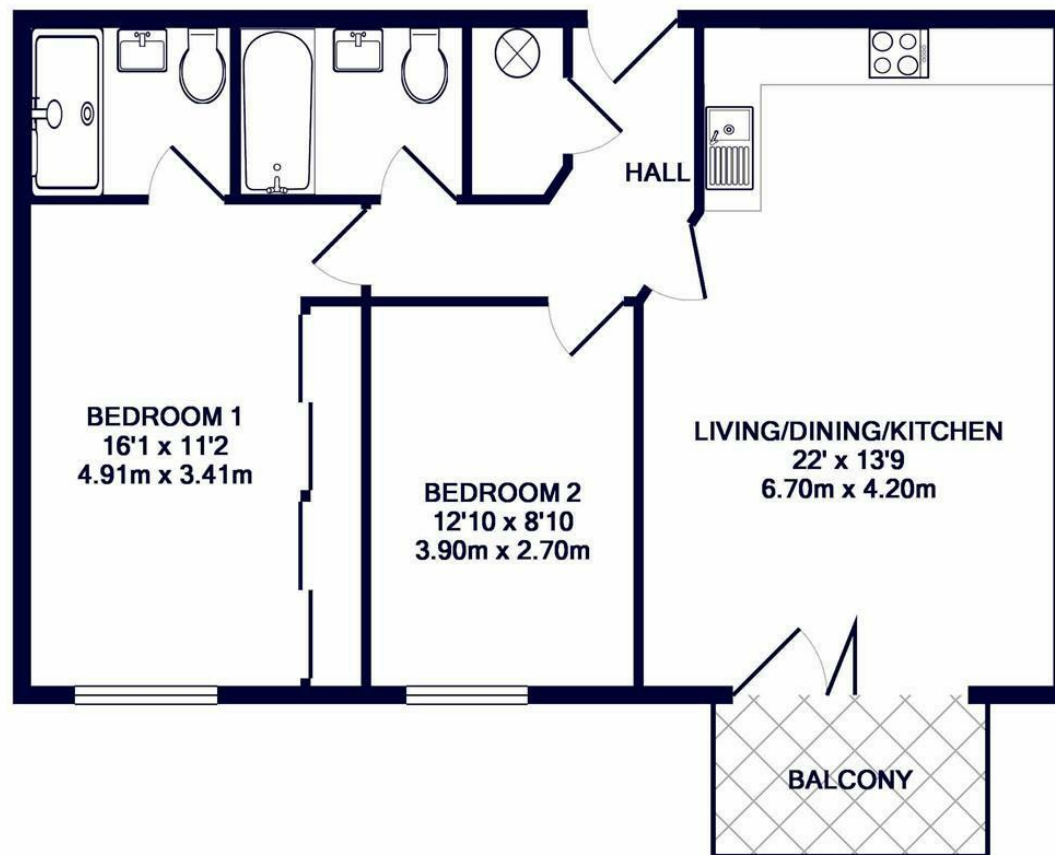
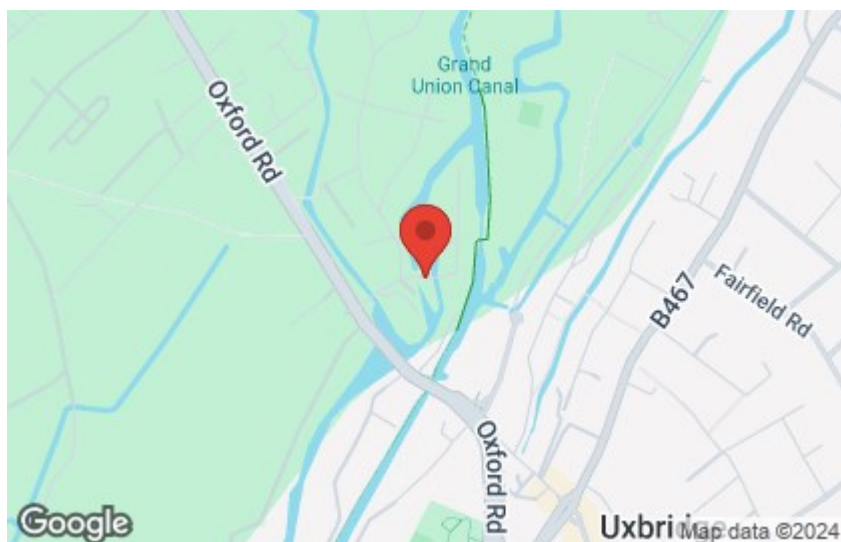
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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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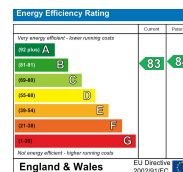
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