

Kings Mill Way

Uxbridge • Middlesex • UB9 4BS
Guide Price: £400,000



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An exceptional executive two bedroom, two bathroom first floor apartment in the prestigious Kings Island development, just a short walk from Uxbridge Town Centre, Uxbridge Business Park, and with easy access to the A40/M40/M25. This luxurious and spacious apartment is ideal for professionals, investors or downsizers alike, featuring two generously sized bedrooms, with the added luxury of an ensuite bathroom for the master bedroom, a bright and airy lounge opening onto a balcony with scenic views of the River Colne, and a modern fitted kitchen with integrated appliances. Additional benefits include double glazing, gas central heating, an entry phone system, allocated parking, and a concierge service from 6 am to 6 pm within this private, gated development.

Two double bedrooms

The original Old Mill

CHAIN FREE

Private balcony

Allocated parking

Gated development

Great transport links

Easy access to M40/A40

Walking distance to Uxbridge town centre

Close to Brunel University

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 Mill Way is ideally located just off Oxford Road, within walking distance of Uxbridge Town Centre, which offers a variety of shopping facilities, restaurants, bars, and access to the Metropolitan and Piccadilly line station. The A40, M40, and M25 are easily accessible, as well as Hillingdon Hospital, Brunel University, Stockley Park, a well-connected bus station, and Heathrow Airport. The area is served by several well-regarded primary and secondary schools, including Buckinghamshire grammar schools. Residents can also enjoy scenic country walks nearby, including Denham Country Park and picturesque routes along the Grand Union Canal, which is directly accessible from the development.

Property

A stylish and modern two bedroom, two bathroom first floor apartment located in the sought after Kings Island development in New Denham. This well presented home features a contemporary open plan kitchen seamlessly flowing into the spacious living area, which opens onto a private balcony with stunning views over the River Colne. Perfect for professionals, this apartment offers a blend of comfort, convenience, and scenic surroundings.

Outside

The prestigious Kings Island luxury gated community is ideally situated off Oxford Road, just moments from the vibrant restaurants, shops, bars, and Metropolitan/Piccadilly station in Uxbridge Town Centre. This sought after development provides seamless access to major highways, including the A40/M40 and M25, as well as key destinations such as Hillingdon Hospital, Brunel University, Stockley Park, and Heathrow Airport. Combining a prime location with security and exclusivity, Kings Island stands as one of the most desirable addresses in the area.



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:

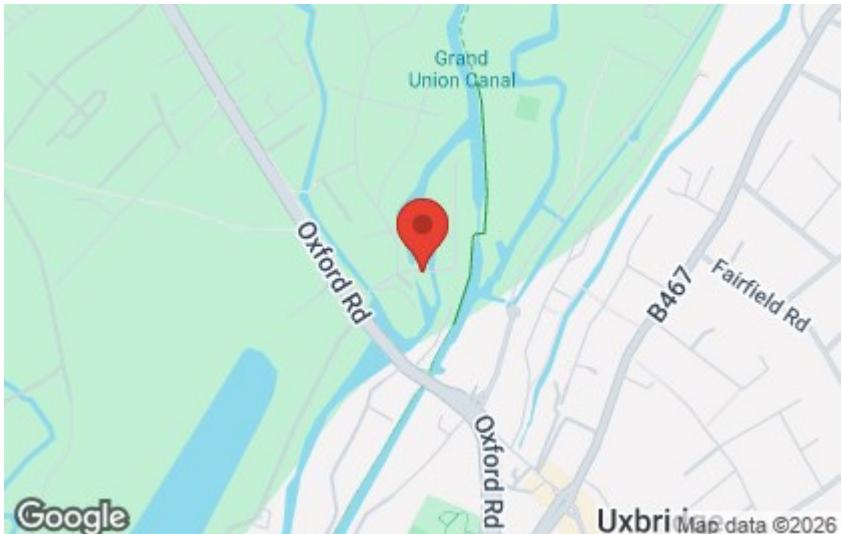
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 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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01895 257 566

1 Vine Street, Uxbridge,
 Middlesex, UB8 1QE
 us@coopersresidential.co.uk

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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 | |
| More energy efficient - higher running costs | |
| 2014: G | 74 |
| 2013: F | 76 |
| 2012: E | |
| 2011: D | |
| 2010: C | |
| 2009: B | |
| 2008: A | |

EU Directive 2002/91/EC

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.