

- Two Bedrooms
- Kings Island Development
- Short Distance To Uxbridge Underground Station
- Private Balcony
- Scenic Views

- Two Bathrooms
- Allocated Parking
- No Chain
- Efficient Energy Costs
- EPC Rating B

A stunning TWO bedroom TWO bathroom luxury apartment set in the Kings Island development which is arguably one of Denham's most desirable locations. Overlooking the canal and set within a stone's throw of Uxbridge High Street with amazing scenic views are offered from the private balcony space.

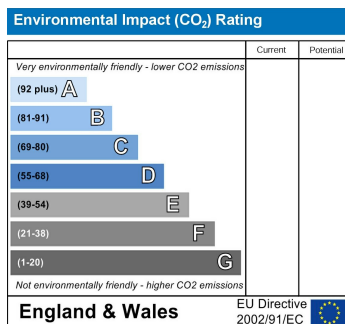
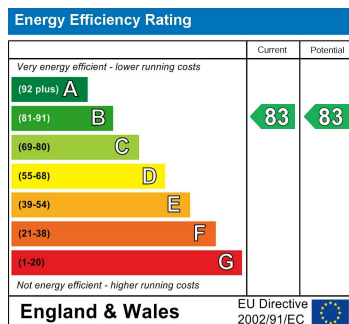
With no onward chain, this generously proportioned apartment is set over 838 sq ft, it briefly comprises; entrance hall, modern fitted open plan kitchen with integrated white goods, large lounge/diner with bi-folding doors leading to a large spacious terrace, two double bedrooms with fitted wardrobes and en-suite to the master bedroom and modern family bathroom. Some of the many benefits include scenic views, gas central heating, double glazing, neutral décor, wood effect flooring throughout allocated secure underground parking and long lease.

Conveniently placed for the commuter with Uxbridge Tube Station (Metropolitan & Piccadilly Lines) located only half a mile away and the A40/M40/M25 junctions within a few minutes drive. Offered to the market with no onward chain and early internal viewings are strongly advised.

Tenure: Lease Hold – 991 years (approx)
 Local Authority: South Buckinghamshire
 Service Charge: £1,023.70 taken every 6 months
 Ground Rent: £175 taken every 6 months
 Council Tax Band: C

Call us today to book a viewing, this property will not be available for long!

Disclaimer:
 These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.



Kings Mill Way, Denham, Uxbridge, UB9

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale

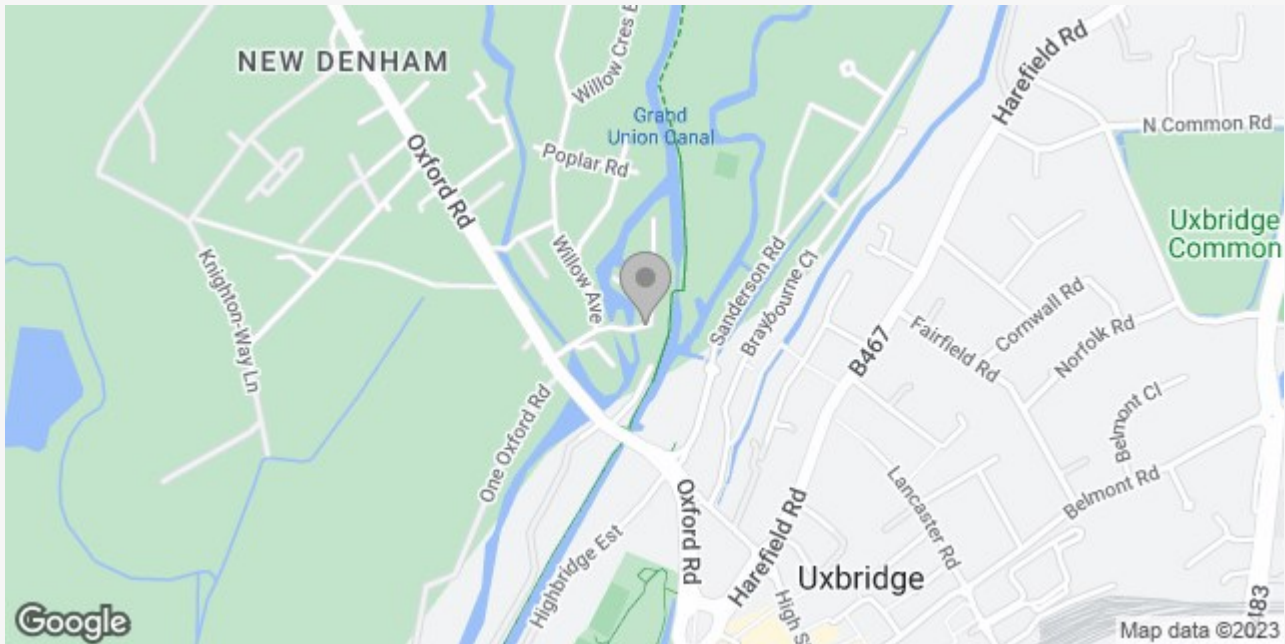


THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 975440.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.