



- TWO Double Bedroom Apartment
- 96.4 Sq Meters in total
- Kings Island Development
- Private Balcony
- Double Glazing & Gas Central Heating
- TWO Bathrooms & Guest W.C
- Scenic Views
- Short Distance To Uxbridge Underground Station
- Allocated Parking
- EPC Rating C

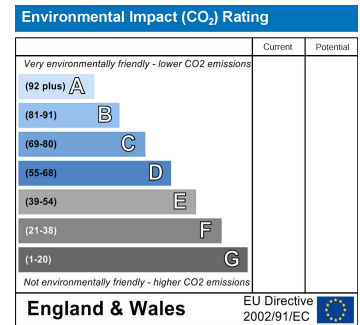
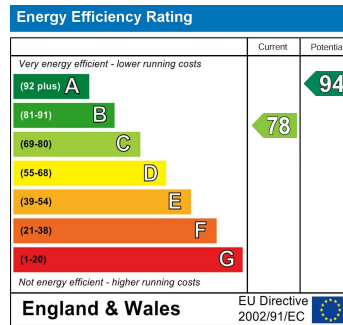
Situated in the tranquil gated Kings Island development is this stunning luxury TWO bedroom TWO bathroom & Guest WC apartment. With large windows giving a jaw dropping scenic view, one of the best in the development, has to be seen, plenty of natural light and restful views across the water there is a real feel of countryside living. All of which can be enjoyed from your own private balcony and in reality, you are just a 5-minute walk from Uxbridge town centre and all it has to offer.

This generously proportioned apartment is set over 1036 sq ft, it briefly comprises; welcoming entrance hall, with doors leading to a modern fitted open plan kitchen which has integrated white goods, spacious lounge/diner with bi-folding doors to a large private terrace, separate W.C for guests, master bedroom which has fitted wardrobes and modern fitted en suite, second bedroom which also has the added bonus of an en suite. Some of the many benefits include scenic views, gas central heating, double glazing, neutral de'cor, 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
 Years Remaining on Lease: 986 years approx
 Local Authority: South Buckinghamshire
 Service Charge: £2564.06 per annum
 Ground Rent: £350 per annum
 Council Tax Band: D

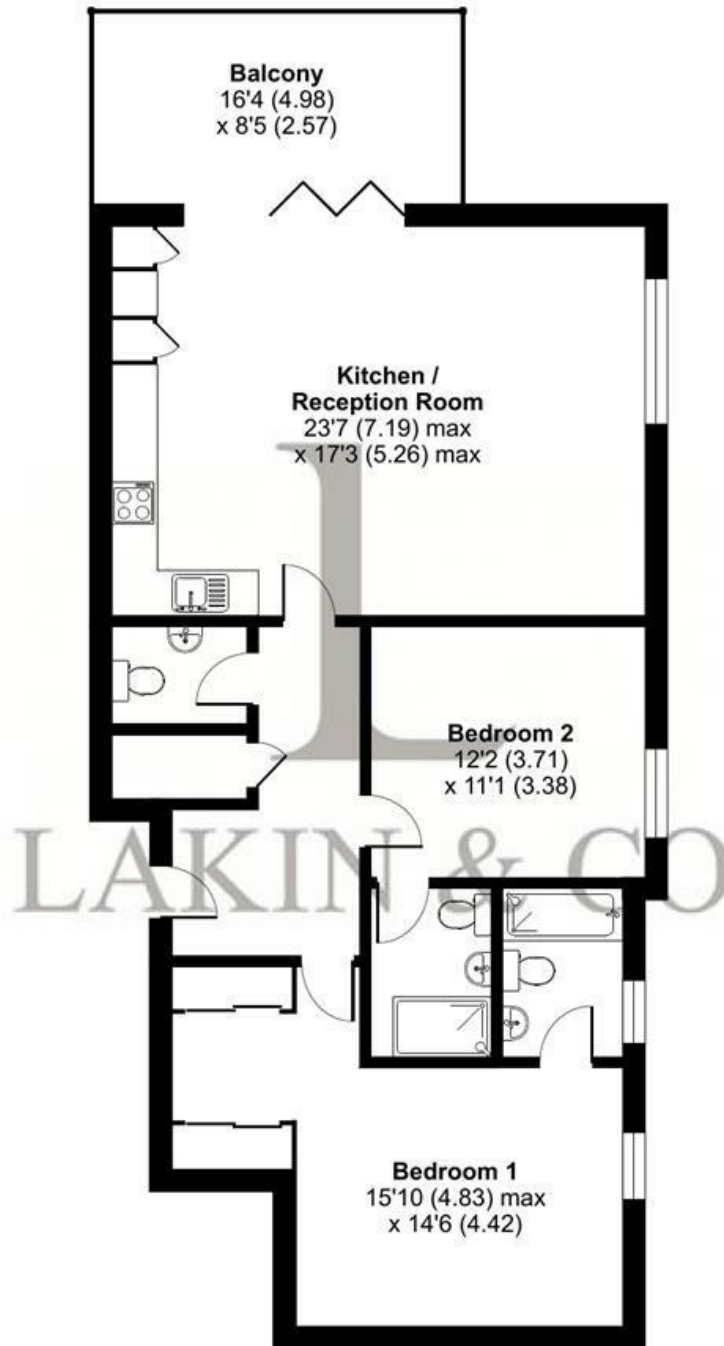
Disclaimer:
 These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.



Kings Mill Way, Denham, Uxbridge, UB9

Approximate Area = 1038 sq ft / 96.4 sq m

For identification only - Not to scale

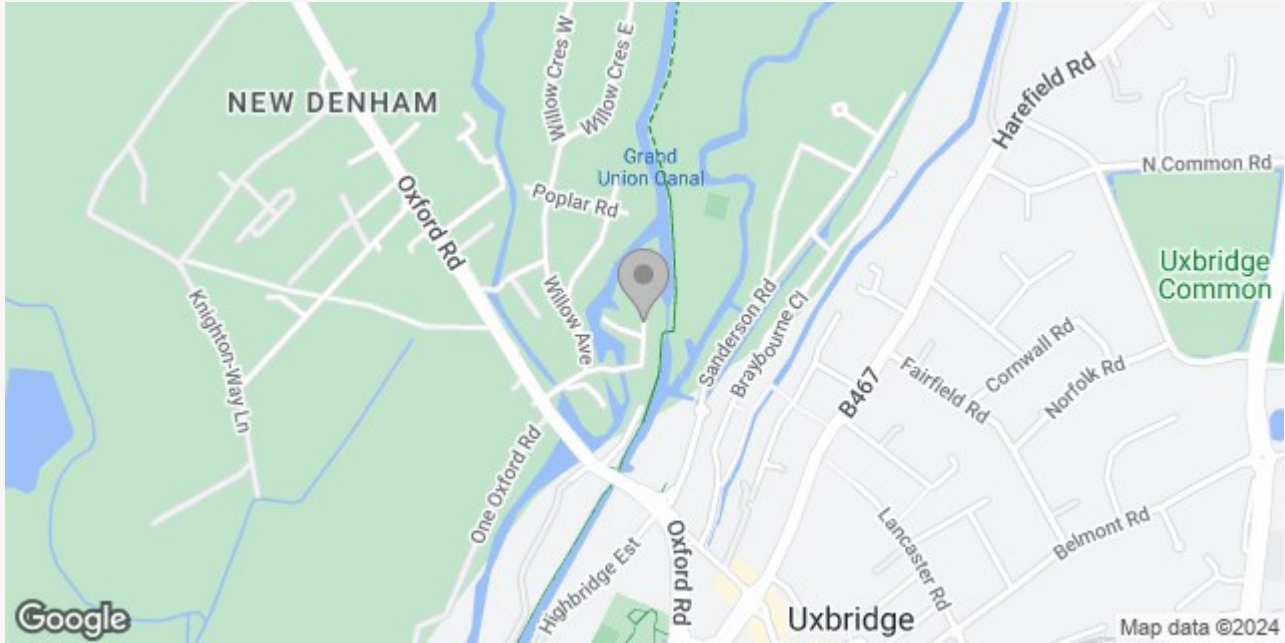


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Lakin & Co. REF: 1139632

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