



- Two Bedroom Apartment
- Immaculate Condition
- Allocated Parking
- Long Lease
- Double Glazing & Gas Central Heating
- Second Floor
- St. Andrews Park Development
- Spacious Rooms
- Within Walking Distance Of Uxbridge Town Centre
- EPC Rating B

A beautifully presented TWO double bedroom first floor apartment situated in the desirable St. Andrews Park development. Having recently been built this spacious property is within walking distance of Uxbridge town centre and an internal inspection comes highly recommended.

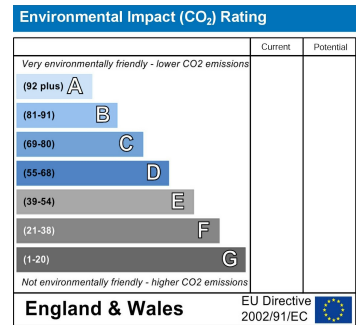
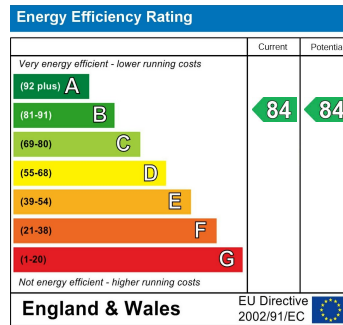
The property briefly comprises; entrance hallway via secure entry phone system, doors leading into an open plan lounge / kitchen with modern fitted kitchen with integrated appliances and space for dining table, master bedroom with built in wardrobes, second bedroom with storage cupboards and white suit contemporary bathroom. Benefits include, long lease, allocated parking, great location, double glazing gas central heating and within walking distance of transport links.

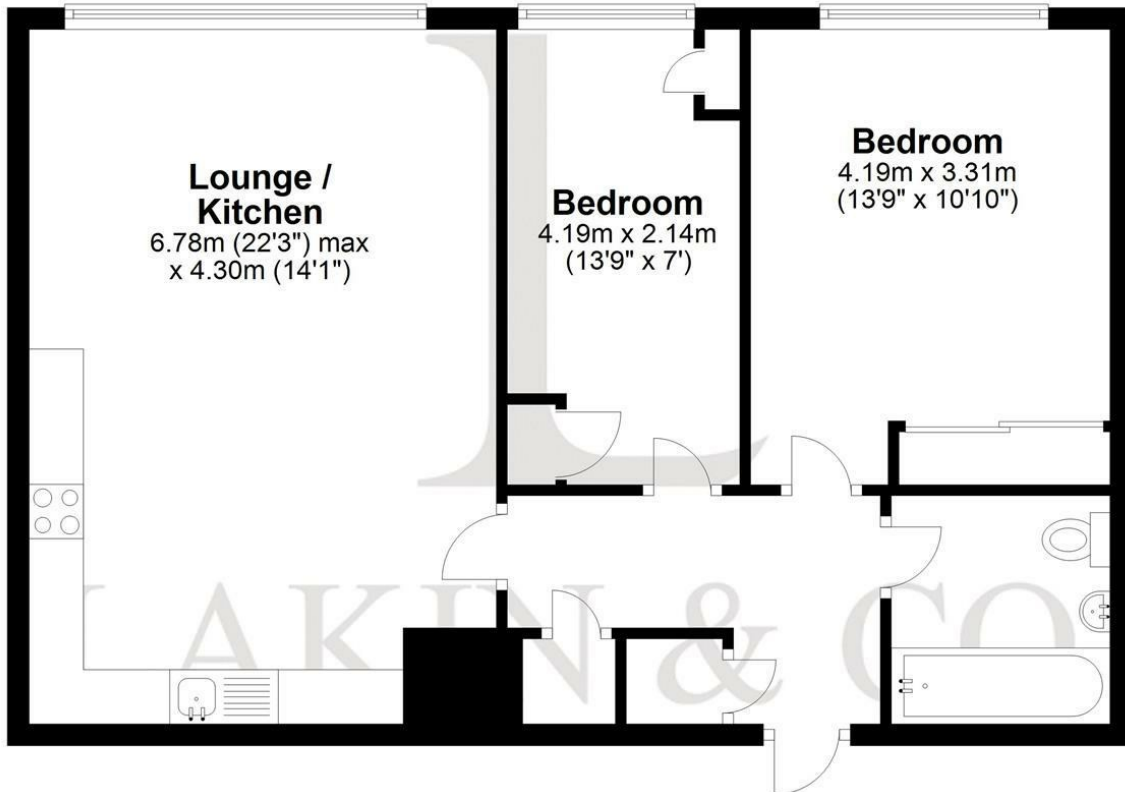
At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a few minutes walk to Uxbridge Train Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park.

Within walking distance of Dowding Park The Battle of Britain Bunker and Hillingdon House. With 40 acres to explore, the site incorporates a mix of country and recreational parkland with the River Pinn running through a copse of mature trees. The newly planted Jubilee wood, football pitches, a playground and trim trail are all accessible with newly laid paths meaning that there is something for everyone, accessible to all.

Tenure: Leasehold
 Years Remaining Lease Length: 119 Years (approx)
 Service Charge: £812 (approx) per year
 Ground Rent: £250 (approx) per year
 Estate Service Charge: £212 (approx) per year
 Local Authority: Hillingdon
 Council Tax Band: D

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.





First Floor

Approx. 63.7 sq. metres (685.5 sq. feet)

Total area: approx. 63.7 sq. metres (685.5 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.

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.