



- ONE Bedroom
- Retirement Home (Over 60s)
- On Site Manager
- Close To Transport Links
- Off Street Parking

- Ground Floor
- No Chain
- On Site Laundry Room
- Communal Gardens
- EPC Rating C

A ONE-bedroom ground-floor retirement flat located in Magnolia Court, Auriol Drive, Hillingdon. Approached via its own front door comprises; a hallway, lounge/diner, kitchen, bedroom with fitted wardrobes and bathroom. The property is offered to the market with no chain.

Further benefits include; an on-site manager, community room/lounge and facilities, laundry room, double glazing, electric heating, maintained communal gardens and off-street parking.

Magnolia Court is a tranquil development situated off Hercies Road in Auriol Drive, a highly desirable area adorned with beautiful trees in the North Hillingdon area. Residents can enjoy a variety of recreational facilities nearby, including Hillingdon Golf and Cricket Club, Court Park featuring tennis courts and a bowls club, as well as the recently opened fitness and leisure centre in Uxbridge. Uxbridge Town Centre, offering a diverse range of shopping options, GP surgeries, dentists, restaurants and bars, is conveniently located just a short distance away. The property also benefits from easy access to the A40/M40, providing convenient transportation links to London and the Home Counties. For those relying on public transportation, Hillingdon train station is a mere stroll away, offering direct connections to Baker Street and the City. Local shops are also within close reach, ensuring convenience for everyday needs.

Tenure: Leasehold

Lease Length: 154 years lease (approx)

Service Charge £2,424 PA Service Charge (approx)

Review Date: February (Annually)

Ground Rent: NIL

Local Authority: Hillingdon Council

Council Tax Band: C

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.

Buyers information:

In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

Lounge

13'5 x 11'8 (4.09m x 3.56m)



Dining Room

11'0 x 9'10 (3.35m x 3.00m)



Kitchen

9'2 x 5'6 (2.79m x 1.68m)



Bathroom



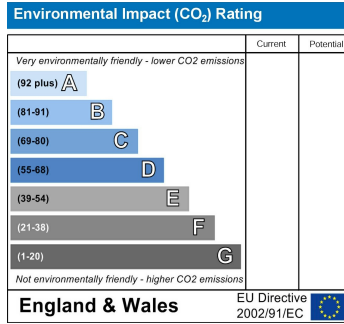
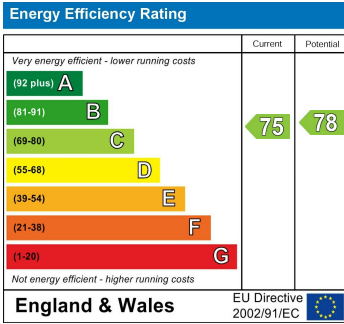
Bedroom 1

11'11 x 9'10 (3.63m x 3.00m)



Gardens





Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 47.9 sq. metres (515.3 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.



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