

621 Uxbridge Road

Pinner • Middlesex • HA5 3PS
Offers In Excess Of: £325,000



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Take advantage of this rare opportunity to acquire a two bedroom purpose built apartment in the heart of Pinner. The property benefits from having no upper chain, long lease, communal gardens and allocated parking directly outside the front door. This ground floor apartment occupies a convenient location being moments from shops, transport and greenery.

Ground Floor Apartment

Two Bedrooms

Fitted Kitchen

Family Bathroom

No Onward Chain

Direct Allocated Parking

Communal Gardens

Quiet Residential Location

Close proximity to Hatch End and Pinner Station

Approx Area: 596 sq ft

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.





Description

Upon entering the residence via the maintained communal areas, you are immediately greeted by a spacious hallway offering direct access to all rooms. Directly ahead, you will find a light-filled, 15ft living room with ample space for a large dining table and chairs. The fitted kitchen can be located via this space, and boasts ample worktop space alongside a range of integrated appliances. Completing this home are two double bedrooms with fitted wardrobes and a family bathroom.

Outside

Allocated parking space directly outside the front door, ample visitor bays and maintained communal grounds.

Location

Cherry Court can be found on Uxbridge Road, ideally located moments away from the ever popular Pinner Village with its vast selection of local shops and highly regarded bars and restaurants. Hatch End High Street is a short drive away with a choice of similar amenities. Commuters are well catered for with the nearby Overground station based at Hatch End providing swift and regular connections into Euston and the City. Pinner station also offers the Metropolitan line with easy access towards both Amersham and London Aldgate. For families there are a number of highly regarded schools in the area for all levels of education including Grimsdyke Primary school and Hatch End & Nower Hill secondary schools. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties.



Schools:

Pinner Wood School 0.5 miles
West Lodge Primary School 0.7 miles
Grimsdyke School 0.8 miles



Train:

Pinner Station 0.6 miles
Hatch End Station 0.9 miles
Northwood Hills Station 1.0 miles



Car:

M4, A40, M25, M40



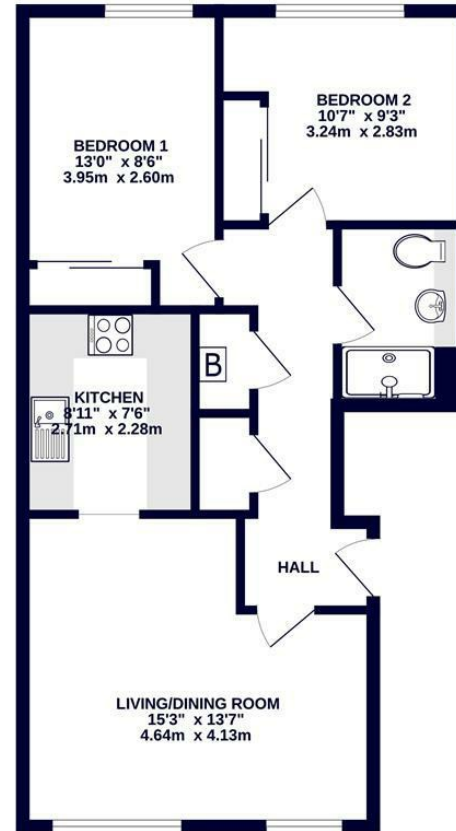
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales
EPC 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.