

Uxbridge Road

Pinner • Middlesex • HA5 4JX

Asking Price: £175,000



coopers
est 1986

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Nestled in the Lutyens Lodge development, this charming third floor retirement apartment presents a delightful opportunity for those seeking an exceptional living experience. Boasting one double bedroom, this well-presented residence offers a blend of comfort and convenience in a coveted location just moments from the vibrant Hatch End High Street. The communal areas are beautifully maintained and provide a social hub for residents to relax and socialize with their neighbors.

One Bedroom

One Reception Room

Bathroom

Fitted Kitchen

No Onward Chain

Lift Access

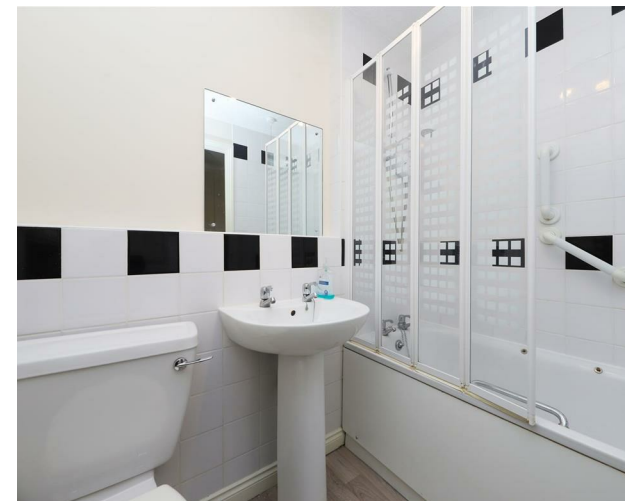
Underground Parking

Communal Lounge

Third Floor Apartment

Approx Area: 495 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

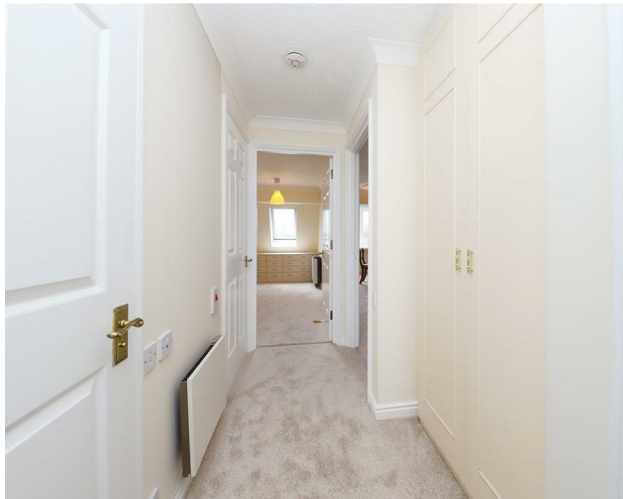
The accommodation is made up of; one double bedroom, lounge/dining room, fitted kitchen and bathroom. The property benefits from no upper chain, intercom phone system, residents lounge, guest suite, well-maintained communal gardens, underground parking and lifts.

Location

The apartment is located in a prime location on the Hatch End High Street, offering a selection of local shops, fine dining restaurants, supermarket and transport, including station. An ideal choice for anyone looking to downsize and enjoy a relaxed and independent lifestyle in their later years.

Outside

Externally, there is secure underground parking, beautifully maintained communal gardens, creating a serene and picturesque environment for residents to enjoy.





Schools:

Grimsdyke School 0.4 miles
Hatch End High School 0.8 miles
Reddiford School 1.1 miles



Train:

Hatch End Station 0.3 miles
Headstone Lane Station 0.9 miles
Pinner Station 0.9 miles



Car:

M4, A40, M25, M40



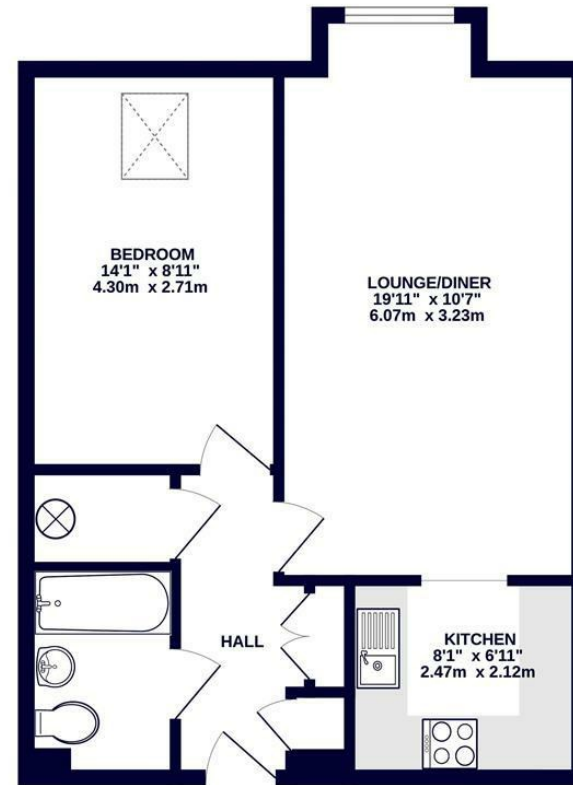
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



3RD FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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	78	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least 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.