









Cowley Road, Uxbridge, UB8 2AE

£249,950

- Modern One Bedroom Apartment
- Uxbridge Town Centre Location
- Canal Side Setting
- Great Investment Potential
- Secure Entry Phone System

- Under Ground Parking
- 10 Year Build Warranty
- 0.3 Miles to Uxbridge Station
- Designer Integrated Kitchen
- Easy Access To London & Heathrow Airport

### **Description**

Presented in high standards throughout, filled with plenty of natural light this property comprises of an inviting entrance hall, family bathroom suite, bedroom with fitted wardrobes, dual aspect reception room and a modern open plan fitted kitchen.

The accommodation benefits from an allocated gated underground parking space, ample of storage space and stunning views overlooking Frays River.

#### **Situation**

Frays Court situated on Cowley Road situated just moments away from Uxbridge town centre with its variety of local shop, restaurants, cafes and bars. Also with the metropolitan and Piccadilly line giving easy links into Central London and the surrounding. A number of bus routes available from the bus station to local amenities including Brunel University, Stockley Business Park and the M4 & M25 Motorway. Highly regarded schools within the local area including Whitehall Junior School & Uxbridge High secondary school.



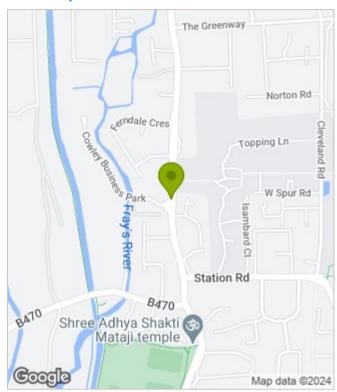




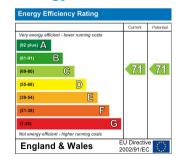
### Floor Plans

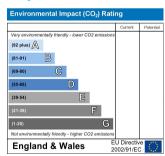
# Cowley Road, Uxbridge, UB8 Approximate Area = 383 sq ft / 35.6 sq m For identification only - Not to scale = Ceiling Height Bedroom 3.44 max x 2.81 max 11'3 x 9'3 Reception / Dining Room / Kitchen 5.10 max x 4.90 max 16'9 x 16'1 СН 8'8/2.64 **First Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller. estate agents

### Area Map



## **Energy Performance Graph**





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