



### Magnolia Court, Auriol Drive, Uxbridge, UB10 9PP

Offered for sale with the benefit of a new lease on completion is this well presented & spacious 1 bedroom first floor retirement flat located in the ever popular Magnolia Court, North Hillingdon ideally located within walking distance of an array of shops and bus routes on nearby Long Lane and also within close proximity of Hillingdon Underground station ( Piccadilly & Metropolitan line ). The property is strictly for people over the age of 60. Accommodation comprises entrance , living room / dining room, modern kitchen & bathroom. Externally the property offers well kept communal gardens and parking. There is also the benefit of communal lounge ideal for entertaining / visiting.

**£170,000**

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living room / dining room





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**Kitchen**



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bedroom



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bathroom



communal gardens





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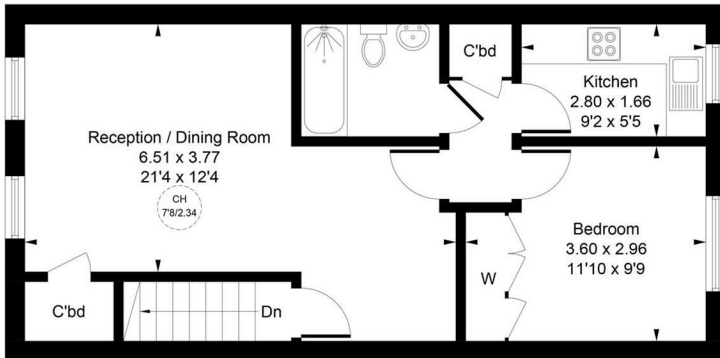
car park



floorplan

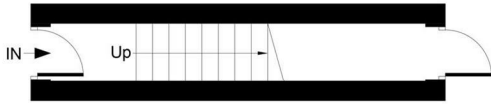
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Approximate Gross Internal Area = 55.13 sq m / 593 sq ft



First Floor

CH = Ceiling Height



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>78</p>

**England & Wales**

EU Directive  
2002/91/EC





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