



## Stanley Kubrick Road, Denham, Uxbridge, UB9 5FH

- Three double bedrooms
- Large private terrace
- Residents cinema and bar
- Luxurious apartment
- Superb surroundings
- Superb open plan living space
- Two allocated parking spaces
- Two bathrooms
- Underfloor heating throughout
- Concierge service

**Asking Price £499,950**

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## **Description**

Stylishly appointed and spacious in design, this executive apartment offers high ceilings and well proportioned light filled living space.

## **Accommodation**

Providing accommodation that briefly comprises of, superb open plan living space with oak flooring and underfloor heating and access to the private balcony, the kitchen is fitted with a superb range of storage units and drawers, quartz worktops, Zanussi ceramic hob with stainless steel splashback and stainless steel extractor above, zanussi electric oven and additional Zanussi oven/microwave combi, Zanussi integrated fridge/freezer and washer/dryer, Zanussi integrated dishwasher, stainless steel sink with Fascino tap with clipped hose-spray extension, Fascino instant boiling water tap and integrated stainless steel soap dispenser.

There are three double bedrooms all with oak flooring and underfloor heating, there is a luxurious en-suite shower room to the principle bedroom that features a Fascino Smart Shower, Walnut vanity unit with integrated storage space and black porcelain worktop with a ceramic basin and Fascino digitally controlled Smart Tap. There is a superb separate bathroom with an enclosed Fascino Smart Bath, Walnut vanity unit with integrated storage space and black porcelain worktop with a ceramic basin and Fascino digitally controlled Smart Tap.

## **Communal facilities**

The foyer provides a striking, opulent entrance featuring elegant white marble flooring and a concierge desk which operates seven days a week from 8am-8pm giving residents the luxury, convenience and security of this service.

All residents have the benefit of having access to the developments own cinema, VIP bar and community room via the concierge service

## **Outside**

The property has the benefit of a large private terrace and balcony, withing the development itself is designed around attractive garden squares, landscaped grounds, beautiful water features and private gardens, bordered by extensive protected woodland.

## **Situation**

The Denham Film Studios is positioned in a highly desirable location offering classic village appeal and green surroundings, there is a variety of places to eat and drink along with a local shopping parade. For families there is an excellent selection of schools within close proximity, Denham mainline station is a short walk away which offers swift access to London, for the motorist the A40/M40 is a short drive away giving access to London and the Home Counties.

## **Terms and notification of sale**

Tenure: Leasehold

Local Authority: South Bucks

Council Tax Band: G

EPC rating: C

Lease: 999 Years from 1st January 2017

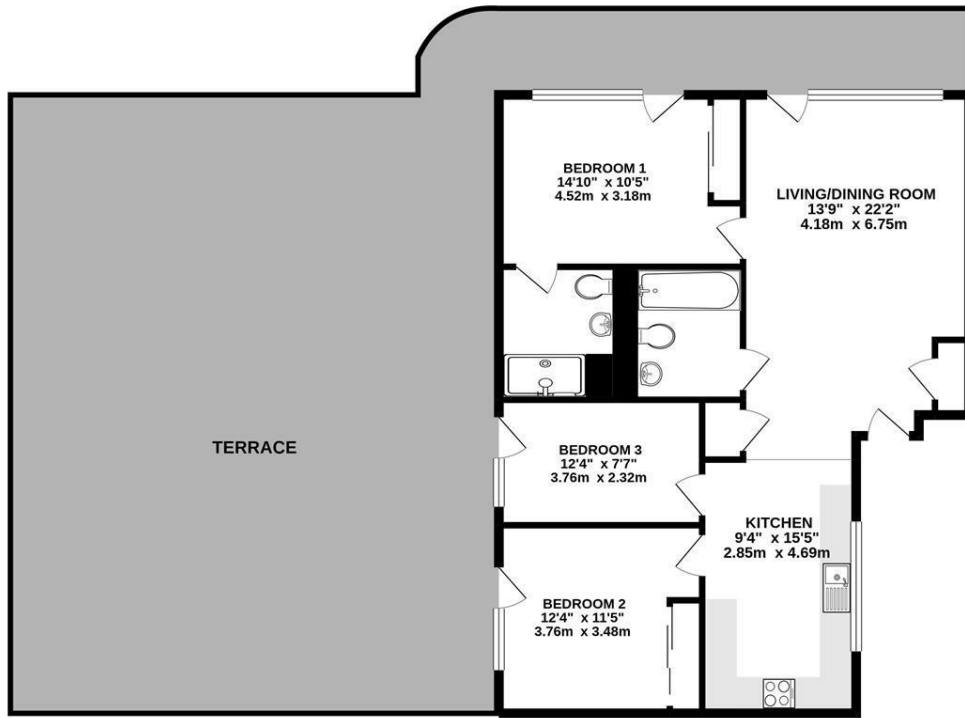
Service charge: Approximately £5,484.84 per annum

Ground rent: £400 per annum

## **IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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