

Newcourt Cowley Uxbridge UB8 2LN



£975.00 Per Calendar Month

Studio flat, second floor, purpose built, 1980s development, bed/sitting room, separate modern fitted kitchen, modern bathroom/wc, electric heating, Upvc double glazed, loft storage, communal gardens, residents parking for one car, pleasant tree lined surroundings, conveniently located for Uxbridge Town Centre, Brunel University & Hillingdon Hospital, available around the end of July, to be redecorated, unfurnished, white goods included.

LOCATION

With approximate distances:- Newcourt is located off Barlee Crescent off Bembow Way which in turn is off High Street Cowley. Uxbridge Town Centre with its eclectic mix of High Street brand shops, artisan outlets, takeaways, restaurants & shopping mall's is 1.7 miles from the property. Local bus services provide access to the surrounding areas to include Uxbridge Station with its Metropolitan & Piccadilly Line services. Tesco's Express on the High Street along with other local shopping facilities are just 550 yards away. Access to the A40 at the Swakeleys Roundabout provides road links to London, M25, Heathrow & the M4 is just under 3 miles from the property. Hillingdon Hospital is located 1.5 miles from the property. Access to the Brunel University Campus is 1.3 miles from the property.

Property Reference 7836 Council Tax Band B £1450.00 Per Annum. Epc Rating C.

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney



COMMUNAL ENTRANCE

Communal entrance under a pitched tiled storm porch, entry phone call point, additional entry/exit door at the rear of the block, communal ground floor hallway, stairs to second floor, private entrance door to:-



ENTRANCE HALL

Entry phone call point, access to loft, carpeted flooring, electric storage heater, doors to bathroom & bed sitting room.

BED SITTING ROOM

Front aspect Upvc double glazed window, coved ceiling, carpeted flooring, electric storage heater, built in mirror fronted double wardrobe, archway to kitchen.



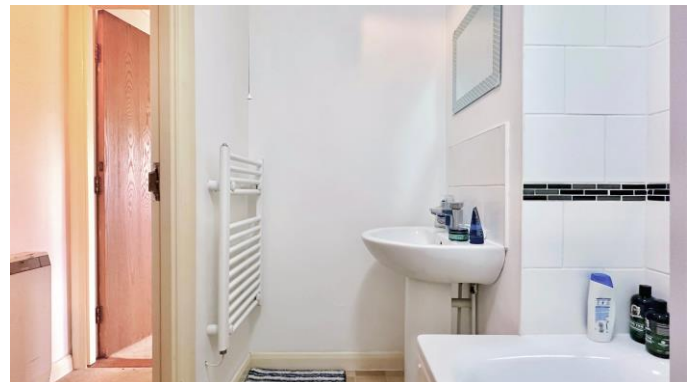
KITCHEN

Modern fitted kitchen comprising:- Range of white high gloss fronted wall units, matching base & drawer units with woodblock style laminate worktops over & ceramic Metro style tiled splash backs, inset stainless steel single bowl single drainer sink unit with Monobloc mixer taps, free standing washing machine, fitted electric cooker with glass ceramic hob & stainless steel extractor canopy over, under counter fridge with ice box, vinyl flooring, built in airing cupboard housing hot water cylinder, front aspect Upvc double glazed window.



BATHROOM/WC

Modern fitted white suite comprising:- Steel paneled bath with bath filler mixer taps, wall mounted electric shower with flexible hose, adjustable rail & detachable shower head, glazed shower screen, pedestal wash hand basin with monobloc mixer taps, close coupled wc with push button flush, part tiled walls, vinyl flooring, electric ladder style heater, extractor fan.



COMMUNAL GARDENS

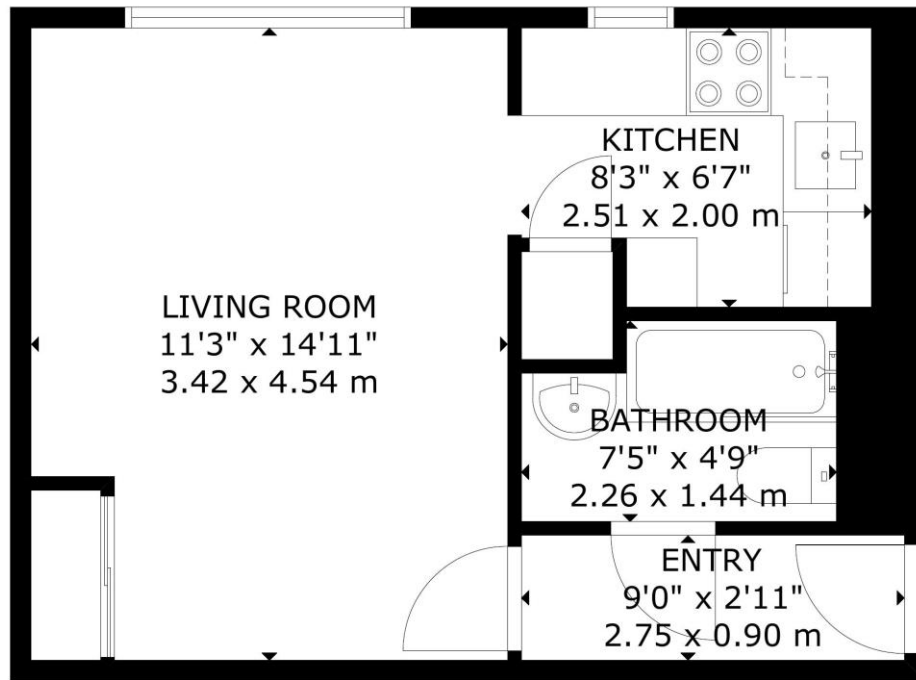
Surrounding the block, part laid to lawn with various hedging, shrubs & trees.



PARKING

Allocated residents parking for one car.

FLOOR PLAN



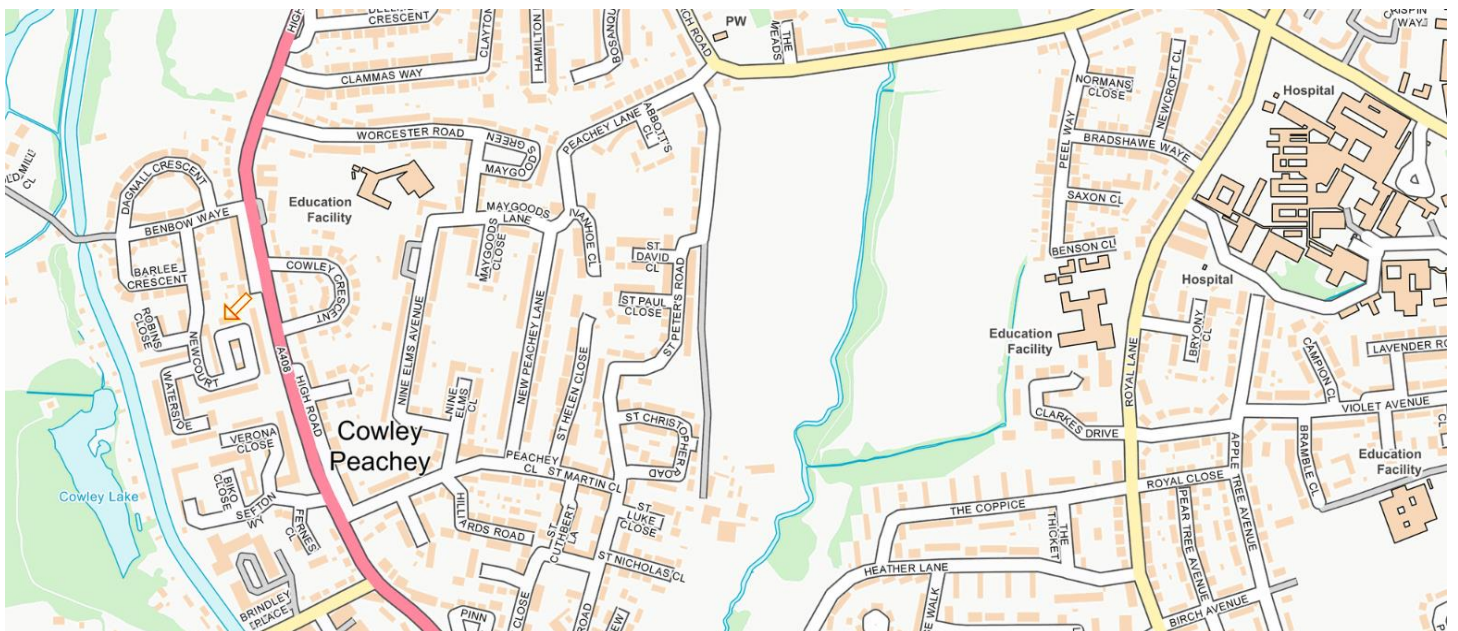
GROSS INTERNAL AREA
TOTAL: 27 m²/293 sq ft
SECOND FLOOR: 27 m²/293 sq ft

SECOND FLOOR

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

phillip laurence

LOCATION MAP



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