

# Hercies Road

Uxbridge • • UB10 9NA  
PCM: £1,450 PCM



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An immaculately presented one bedroom apartment located in an ideal location for those needing to commute being just a stone's throw away from Hillingdon Tube Station. Uxbridge Town Centre, Hillingdon Hospital & Brunel University are all also within easy reach. The property itself comprises of entrance hall leading to large open plan living area with fully fitted kitchen, spacious bedroom & bathroom with bath tub & shower. Outside there is allocated parking.

Modern Apartment

Allocated Parking Space

Stones Throw From Hillingdon Station

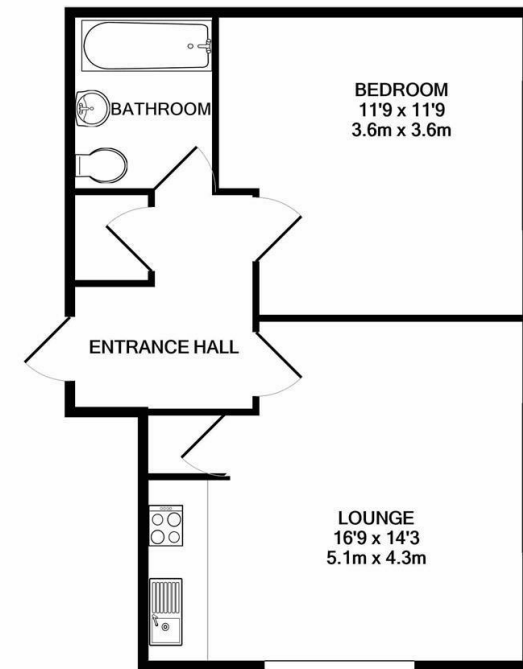
Easy Access To Uxbridge Town Centre

Metropolitan/Piccadilly Lines

Part-Furnished

Immaculate Condition

Council Tax Band C



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 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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**Available Date**

10th October 2024

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**CoopersResidential.co.uk**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU 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.

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