

# Aintree Close

Hillingdon • Middlesex • UB8 3HS

Offers In Excess Of: £210,000



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# Aintree Close

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A very well presented and generously proportioned one bedroom first floor apartment that has recently been modernised throughout and is offered to the market with no onward chain. The property is situated near a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The property comprises of an entrance hall, 13ft lounge, 10ft kitchen, 12ft bedroom and bathroom. Outside offers communal gardens and allocated parking with visitor spaces available.

Long lease

One bedroom apartment

First floor

Modernised throughout

No onward chain

13ft lounge

12ft bedroom

10ft luxury kitchen

Allocated parking

Close to local amenities

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Directions**

From leaving our office on Hillingdon Hill proceed left to the traffic lights and turn right onto Harlington Road. Continue straight over the mini roundabouts to the traffic lights and proceed straight through. Take the first right onto Craig Drive and Aintree Close is then the first turning on your right.

### **Situation**

Aintree Close is a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.

### **Description**

An immaculate one bedroom first floor apartment that has been recently modernised and offers generously proportioned rooms throughout. The property comprises of an entrance hall, 13ft lounge, luxury modern 10ft kitchen, 12ft bedroom and modern bathroom.

### **Outside**

Outside offers communal gardens and allocated parking with visitor spaces available.



### Schools:

Colham Manor Primary School 0.5 miles  
 Hillingdon Primary School 0.6 miles  
 De Salis Studio College 0.6 miles



### Train:

West Drayton Station 1.4 miles  
 Hayes & Harlington Station 1.8 miles  
 Uxbridge Station 2.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

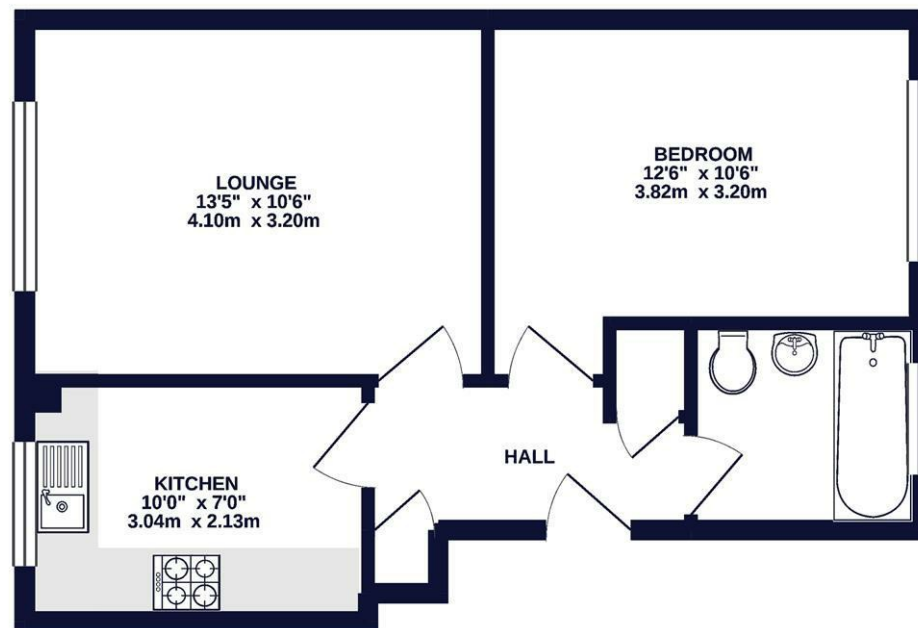
B

(Distances are straight line measurements from centre of postcode)



## SECOND FLOOR

415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 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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| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A++ (92-100)                                |         |        |
| A+ (89-91)                                  |         |        |
| A (86-88)                                   |         |        |
| B (83-85)                                   |         |        |
| C (81-82)                                   |         |        |
| D (79-80)                                   |         |        |
| E (77-78)                                   |         |        |
| F (75-76)                                   |         |        |
| G (73-74)                                   |         |        |
| Not energy efficient - higher running costs |         |        |
| England & Wales EPC 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.