

The Larches

Hillingdon • Middlesex • UB10 0DD

Guide Price: £125,000



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A one bedroom first floor retirement apartment, situated on Leaside Court, a development designed for the over 55's, tucked away just off Long Lane in Hillingdon. The property offers easy access to a number of shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties.

The property benefits from an entrance hall, 18ft living/diner, 8ft kitchen, 15ft bedroom and bathroom. Outside there is both communal gardens and parking.

One bedroom apartment

First floor

Over 55's only

Sought after development

Close to local amenities

18ft living/dining room

8ft kitchen

15ft bedroom

Communal gardens

Communal parking

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.





Property

A spacious one bedroom first floor retirement apartment situated in a well-maintained development close to Long Lane and Uxbridge Road. The property benefits from an entrance hall, 18ft living/diner, 8ft kitchen, 15ft bedroom and bathroom.

Outside

The property benefits from both communal gardens and an allocated parking space.

Location

Leaside Court is a development designed for the over 55's, tucked away just off Long Lane in Hillingdon. The property offers easy access to a number of sought after schools including Oak Farm, Ryefield, Bishopshalt and Swakeleys along with shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.



Schools:

Hillingdon Primary School 0.2 miles
St Bernadette Catholic Primary School 0.4 miles
Bishopshalt Senior School 1.1 miles



Train:

Hillingdon station 1.4 miles
Uxbridge station 1.5 miles
West Drayton station 1.9 miles



Car:

M4, A40, M25, M40



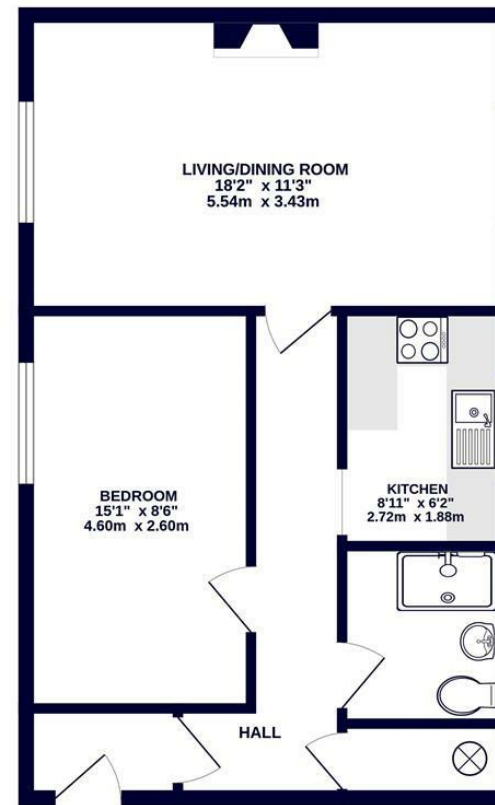
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



LIVING/DINING ROOM
18'2" x 11'3"
5.54m x 3.43m

BEDROOM
15'1" x 8'6"
4.60m x 2.60m

KITCHEN
8'11" x 6'2"
2.72m x 1.88m

HALL

TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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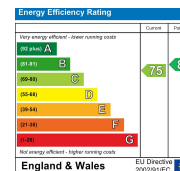
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