

# Magnolia Court

Hillingdon • • UB10 9PP  
Guide Price: £185,000



coopers  
est 1986

# Magnolia Court

Hillingdon • • UB10 9PP

A one bedroom ground floor, over 60s apartment which benefits from an onsite warden along with an alarm system for emergencies situated on Magnolia Court, a quiet development located just off Hercies Road. The property comprises of a 20ft living/dining room, 9ft kitchen, 9ft bedroom and shower room. Outside there are communal gardens and parking.

One bedroom apartment

Ground floor

Retirement home (over 60's)

North Hillingdon

Warden controlled

Close to local amenities

20ft living/dining room

9ft fitted kitchen

9ft bedroom

Communal gardens

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.





### **Location**

Magnolia Court is a quiet development located on Mercies Road, a sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including St Bernadettes and Oak Farm and a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club, a fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40 giving access to London and the Home Counties. Hillingdon train station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.

### **Property**

A one bedroom ground floor over 60s development which benefits from an onsite warden along with an alarm system for emergencies. The property comprises of a 20ft living/dining room, 9ft kitchen, 9ft bedroom and shower room.

### **Outside**

Outside there are communal parking bays, gardens and lounge.



### Schools:

Oak Farm Infant School 0.5 miles  
Glebe Primary School 0.8 miles  
St Bernadette Catholic Primary School 0.8 miles



### Train:

Hillingdon 0.2 miles  
Ickenham 0.8 miles  
Uxbridge 1.3 miles



### Car:

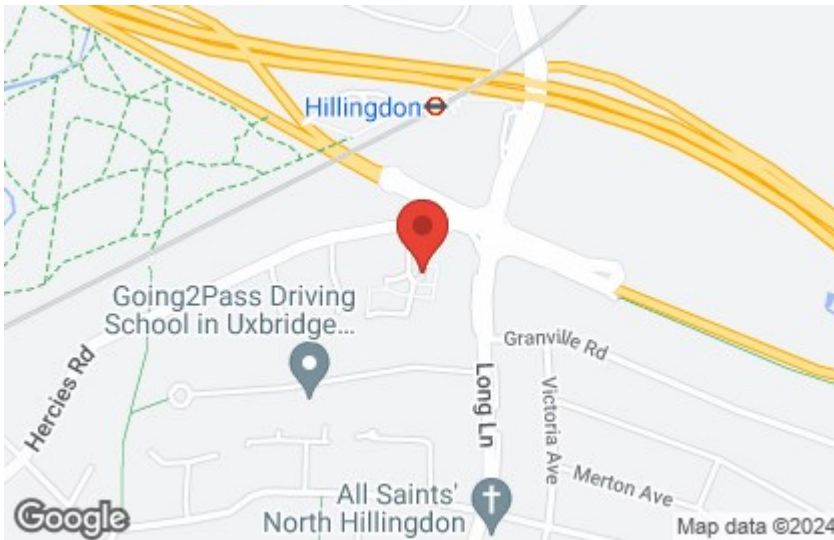
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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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**01895 230 103**  
**109 Hillingdon Hill, Hillingdon Village,**  
**Middlesex, UB10 0JQ**  
hillingdon@coopersresidential.co.uk

**CoopersResidential.co.uk**

Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
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.