

Long Lane

Hillingdon • Middlesex • UB10 9EW

Guide Price: £325,000



coopers
est 1986

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A one bedroom apartment situated inside Westgate Court, on Long Lane, one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, doctors, hairdressers and opticians. Hillingdon's Metropolitan/Piccadilly line train station (5 minute walk) will take you to central London within 35 minutes. The property is accessed via a communal entry phone system that leads into a communal hallway. Once inside the apartment there is a spacious hallway with doors leading to the 24ft x 13ft kitchen/living room, 12ft bedroom with fitted wardrobes and a modern bathroom. Outside there is communal gardens and allocated parking.

One bedroom apartment

Newly built

Gated development

Walking distance to Hillingdon station

Close to local amenities

24ft kitchen/living room

12ft main bedroom

Family bathroom

Communal gardens

Allocated 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 luxury one bedroom apartment situated within a modern, sought after, gated development that is just a short walk from Hillingdon tube station. The property is accessed via a communal entry phone system that leads into a communal hallway. Once inside the apartment there is a spacious hallway with doors leading to the 24ft x 13ft kitchen/living room, 12ft bedroom with fitted wardrobes and a modern bathroom.

Outside

There is an allocated parking space and communal gardens.

Location

Westgate Court, Long Lane is one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, doctors, hairdressers and opticians. Hillingdon's Metropolitan/Piccadilly line train station (5 minute walk) will take you to central London within 35 minutes. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.





Schools:

Oak Farm Infant School 0.3 miles
St Helens college 2.4 miles
Vyners School 0.8 miles



Train:

Hillingdon Station 0.3 miles
Ickenham Station 1.0 miles
Uxbridge Station 1.0 miles



Car:

M4, A40, M25, M40



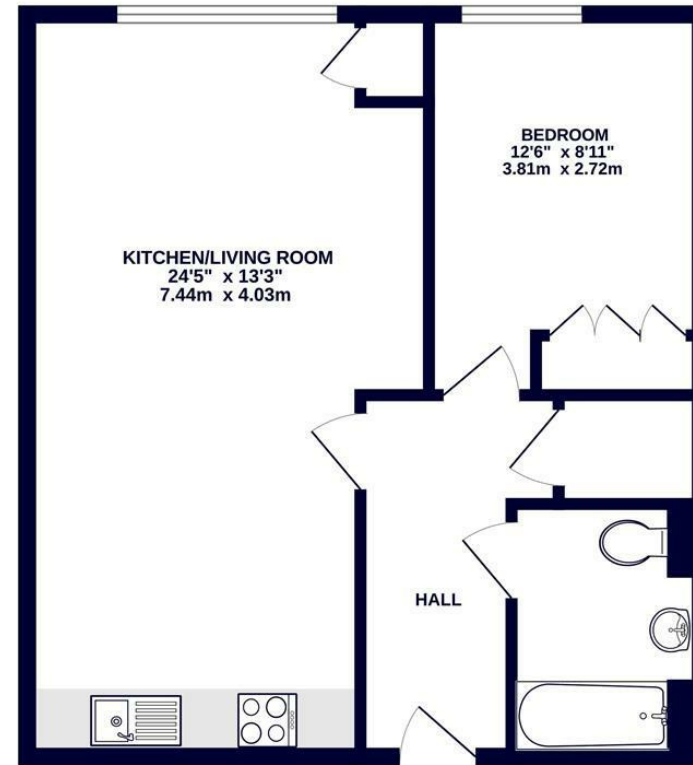
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	84	84

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.