

Sutton Court Road

Hillingdon • Middlesex • UB10 9HR
Guide Price: £285,000



coopers
est 1986

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A one bedroom second floor apartment that measures in excess of 500 sq ft and situated within the contemporary Oak Point Court development built by Clearview Homes in 2018. Accommodation briefly comprises a hallway with doors leading into the 22ft open plan living/dining/kitchen, 11ft bedroom with fitted wardrobes and modern bathroom. Outside of the property there is allocated parking, well maintained communal gardens and a private balcony off the lounge.

One bedroom apartment

Apartment

Balcony

No onward chain

22ft living/dining/kitchen area

11ft bedroom with fitted wardrobes

547sq ft

Allocated parking

Convenient location

Built by Clearview Homes

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 second set of traffic lights and turn left onto Long Lane. Take the fifth turning on your right onto Sutton Court Road.

Situation

Oak Point is situated just off Long Lane with its multitude of facilities close at hand. Hillingdon tube station with its Metropolitan and Piccadilly lines offers direct access to Baker Street in approx. 36 minutes and is less than a mile away with buses from close by. Hillingdon's location just off the A437 means easy access to the M40, M4 and M25 with London Heathrow Airport only six miles away. For everyday convenience, Oak Point excels. Sutton Court Road has a parade of useful shops including a newsagent and pharmacy. There is a library within walking distance, four GP practices and two dentists within about a mile, while Hillingdon Hospital (with A&E) and Uxbridge Town centre with its multitude of bars, restaurants and shopping centres are just over a mile away. There are a number of sought after schools for all ages within walking distance.

Description

Oak Point Court is a stylish contemporary building, architectured-designed to maximise its corner setting offering a selection of twenty six, one and two bedroom apartments built by Clearview Homes. The property is accessed via a communal entry phone system that leads into the communal hallway with stairs and a lift leading to the second floor. Once inside the property there is a spacious hallway with doors leading into the 22ft open plan living/dining/kitchen area with a door opening onto the private balcony overlooking the communal gardens, 11ft bedroom with fitted wardrobes and modern bathroom.

Outside

Outside there is a parking space, communal gardens and a private balcony off the lounge.



Schools:

Swakeleys Senior School for Girls 0.2 miles
St Bernadette Catholic Primary School 0.2 miles
Oak Farm Infant and Junior Schools 0.3 miles



Train:

Hillingdon station 0.9 miles
Uxbridge station 1.3 miles
Ickenham station 1.5 miles



Car:

M4, A40, M25, M40



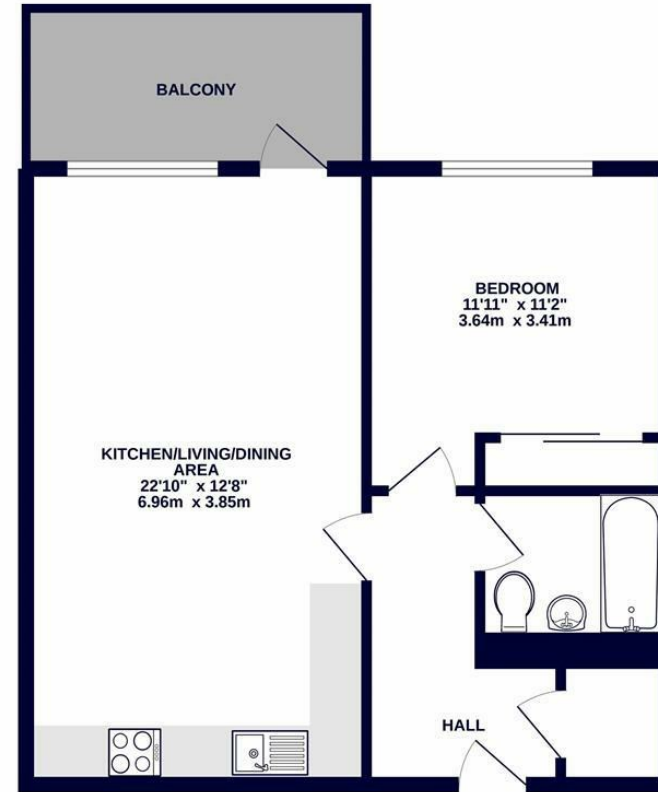
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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 | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | 83 | 83 |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Very poor energy efficiency - higher running costs | F | | |
| Least energy efficient - higher running costs | G | | |

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.