

# The Larches

Hillingdon • Middlesex • UB10 0DD

Guide Price: £150,000



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A two bedroom retirement apartment situated in a well-maintained development close to Long Lane and Uxbridge Road. Leaside Court is a development designed for the over 55's, tucked away just off Long Lane in Hillingdon close to a number of highly regarded schools and local amenities. The property comprises an entrance hall, 18ft reception room, 7ft kitchen, 9ft main bedroom, 8ft bedroom and family bathroom. Outside there is communal gardens which are mainly laid to lawn and communal parking.

Two bedroom apartment

Ground floor

Over 55's only

Sought after development

18ft reception room

7ft kitchen

9ft bedroom

8ft 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 two bedroom retirement apartment situated in a well-maintained development close to Long Lane and Uxbridge Road. The property comprises an entrance hall, 18ft reception room, 7ft kitchen, 9ft main bedroom, 8ft bedroom and family bathroom.

### 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.

### Outside

Outside there is communal gardens which are mainly laid to lawn and communal parking.







### 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



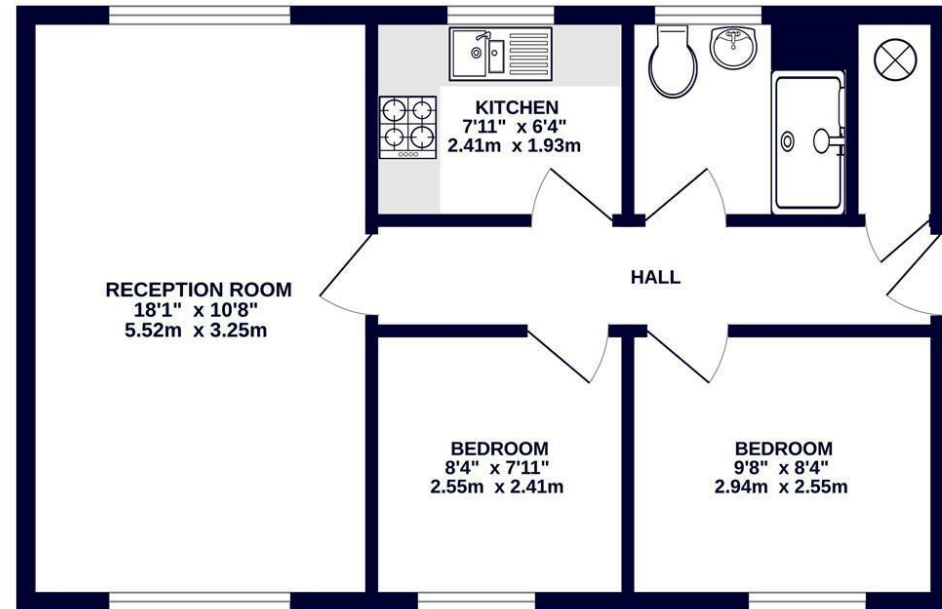
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 507 sq.ft. (47.1 sq.m.) approx.



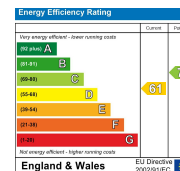
TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.

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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