

Uxbridge Road

Hillingdon • Middlesex • UB10 0NT

Offers In Excess Of: £265,000



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A two bedroom apartment situated on Uxbridge Road, providing convenient access to bus/road links, including the M40. It is also well positioned for Hillingdon Hospital, Stockley Park, and Heathrow Airport and highly regarded schools. Uxbridge town centre, offering a wide range of shops, bars, restaurants, and a Metropolitan/Piccadilly line station, is just a short drive away. The property comprises an entrance hall with doors leading to the 17ft lounge, 8ft kitchen, 13ft main bedroom, 9ft second bedroom and family bathroom. The property includes an allocated parking space and well maintained communal gardens.

Two bedroom apartment

Second floor

17ft lounge

8ft kitchen

13ft main bedroom

9ft second bedroom

Great transport links

Secure allocated undercover parking

Communal gardens

Close to local amenities

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 second floor apartment situated within a convenient development on the Uxbridge Road that has been updated and modernised throughout. The property is accessed via a communal entryphone system. Once entering, the property comprises an entrance hall with doors leading to the 17ft lounge, 8ft kitchen, 13ft main bedroom with converted walk in wardrobes, 9ft second bedroom with built in wardrobe and family bathroom.

Location

Connaught Heights is a modern development located just off Uxbridge Road in Hillingdon, offering excellent access to bus routes and road links, including the M40, which connects to London and the Home Counties. The development is ideally situated close to Hillingdon Hospital, Stockley Park, and Heathrow Airport. Uxbridge town centre, with its extensive selection of shops, bars, restaurants, and a Metropolitan and Piccadilly line station, is only a short drive away.

Outside

The property includes a designated parking space and well-kept communal gardens.





Schools:

Hewens Primary School 0.1 miles
 Hillingdon Primary School 0.5 miles
 Bishopshalt Senior School 0.8 miles



Train:

Hewens Primary School 0.1 miles
 Hillingdon Primary School 0.5 miles
 Bishopshalt Senior School 0.8 miles



Car:

M4, A40, M25, M40



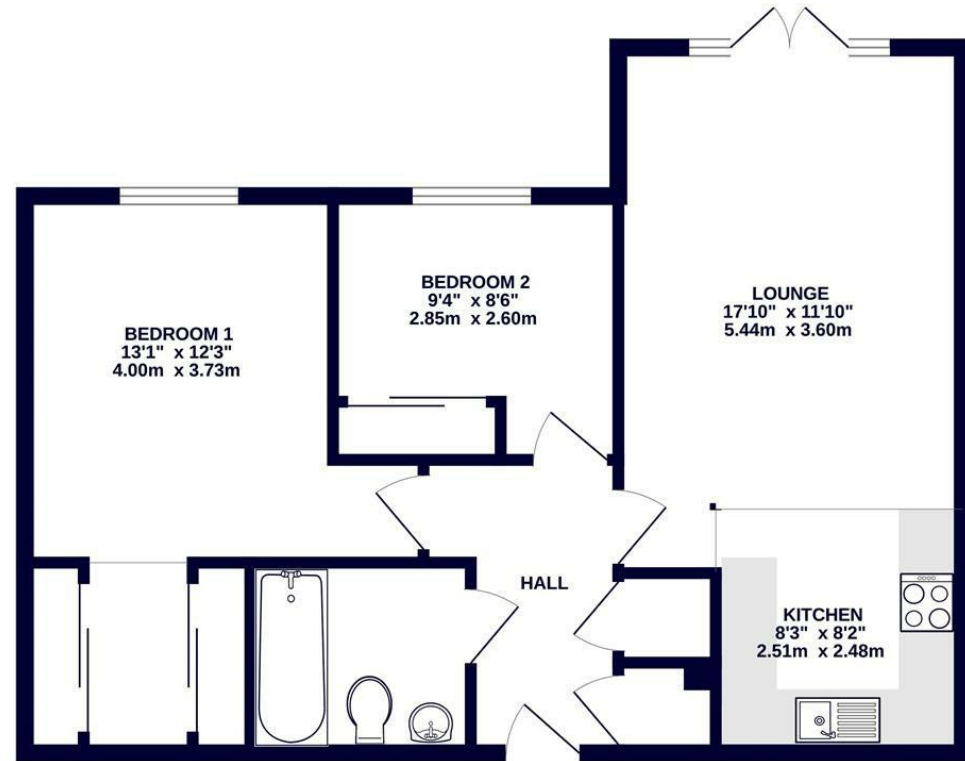
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
 637 sq.ft. (59.2 sq.m.) approx.



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TOTAL FLOOR AREA : 637 sq.ft. (59.2 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		
Very energy efficient - lower running costs	Current	Target
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.