

Auriol Drive

Hillingdon • Middlesex • UB10 9PP

Guide Price: £170,000



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est 1986

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A one bedroom first 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 modern kitchen with all new appliances including fridge freezer, washing machine and integrated oven and hob, 9ft bedroom and shower room. Outside there are communal gardens and parking.

One bedroom apartment

First floor

Retirement home (over 60's)

North Hillingdon

Warden controlled

Close to local amenities

20ft living/dining room

9ft Refitted 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.





Property

A well maintained one bedroom first 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 modern kitchen with all new appliances including fridge freezer, washing machine and integrated oven and hob, 10ft bedroom and modern shower room.

Location

Magnolia Court is a quiet development located on Hercies 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.

Outside

Outside there are communal parking bays, gardens and lounge. In addition there is a laundry room equipped with tumble driers.



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:

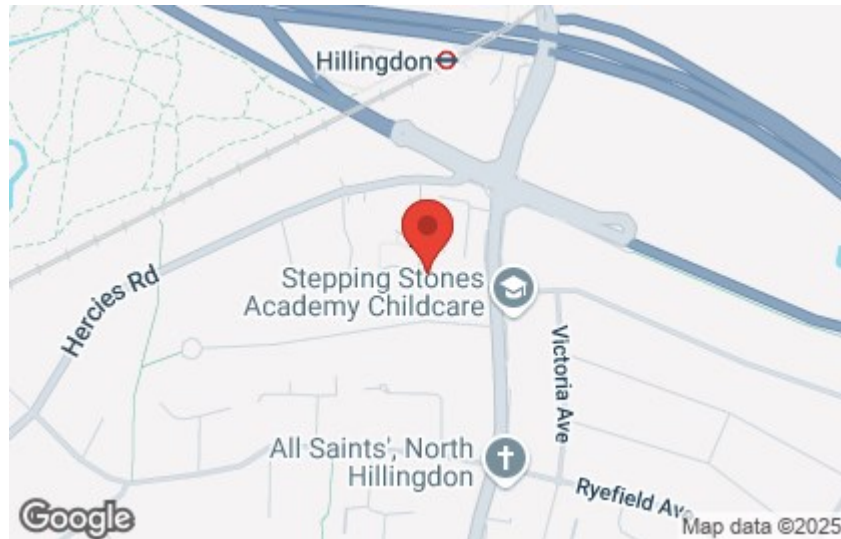
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (100-120)		
A+ (81-100)		
A (61-80)		
B (41-60)		
C (21-40)		
D (1-20)		
Not energy efficient - higher running costs		
G (1-20)		
England & Wales		

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.