

Arklay Close

Hillingdon • Middlesex • UB8 3WP

Guide Price: £300,000



coopers
est 1986

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A well-presented two-bedroom, two-bathroom ground floor apartment situated in Arklay Close, a modern gated development conveniently located close to local shops, highly regarded schools, bus stops, and more. Uxbridge Town Centre is approximately one mile away, offering a wide range of shops, restaurants, bars, and access to the Metropolitan and Piccadilly line station. The property located 1.9 miles from West Drayton, for the Elizabeth line, giving quick access into central London. The property features a spacious 16 sq ft kitchen/living area, with the kitchen benefiting from an island and a fridge freezer, both included in the sale. There is a 14 sq ft main bedroom with a shower en-suite, a 12 sq ft second bedroom, and a modern family bathroom. Externally, the property offers allocated parking, visitor parking bays, and well-maintained communal grounds.

Two bedroom apartment

Ground floor

Gated development

Convenient location

Great transport links

16 sq ft kitchen/living area

14 sq ft main bedroom with shower en-suite

12 sq ft second bedroom

Communal grounds

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 spacious, two double bedroom ground floor apartment, offered to the market with no onward chain. This property features a brand new fire-safe front door and a generous 16-square-foot open-plan kitchen/living area, perfect for modern living and entertaining. The accommodation further comprises a 14-square-foot main bedroom with en-suite shower room, a well-proportioned second bedroom measuring 12 square feet, and a contemporary family bathroom.

Location

Arklay Close is a modern gated development located opposite Hillingdon Hospital and a short stroll from Hillingdon Hill with its local shops and golf course. Within a two minute walk there are bus stops which facilitate the U1, U2, U3, U4, U5, U7 and more. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for Stockley Park, Hillingdon Hospital, Brunel University and Heathrow Airport as well as a number of motorway links including the A40/M40, M4 and M25 with their links to London and the Home Counties.

Outside

The property benefits from allocated parking along with visitor parking bays and communal grounds.





Schools:

Colham Manor Primary School 0.4 miles
Hillingdon Primary School 0.5 miles
Bishopshalt Senior School 0.5 miles



Train:

West Drayton Station 1.3 miles
Uxbridge Station 1.4 miles
Hillingdon Station 1.9 miles



Car:

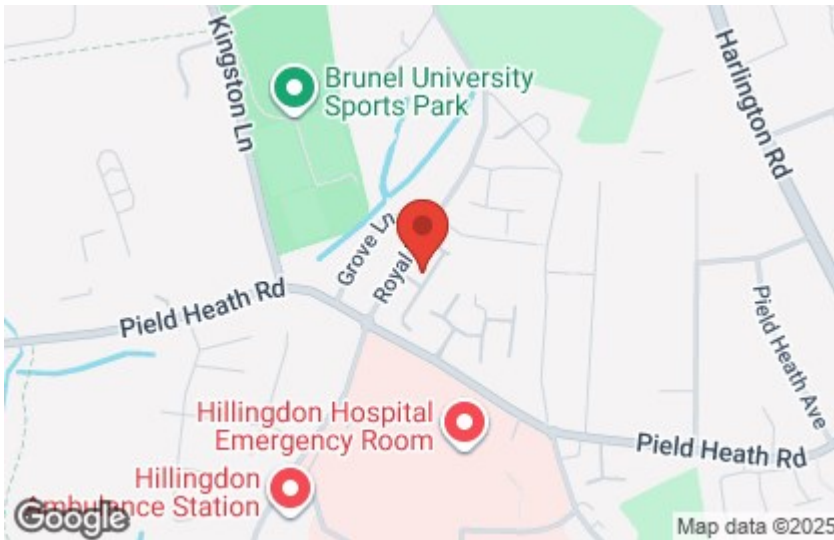
M4, A40, M25, M40



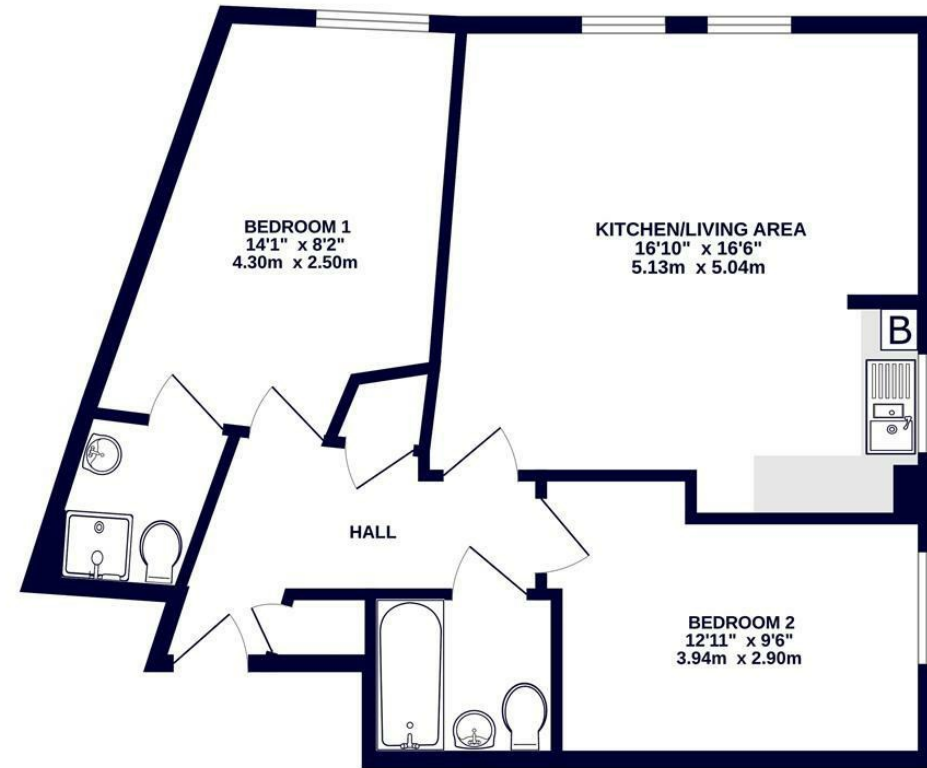
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	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.