

Bakers Road

Uxbridge • Middlesex • UB8 1SS
Guide Price: £100,000



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A stunning two bedroom apartment in the heart of Uxbridge. Situated in the sought after Movia Apartments on Bakers Road, this beautifully presented flat features a bright open plan living space with floor to ceiling windows, a sleek modern kitchen, large balcony, two double bedrooms, ample storage and benefits from being moments away from Uxbridge Station and Town centre.

25% shared ownership apartment

Two bedrooms

Uxbridge town centre location

Excellent condition throughout

Lift access

728sq.ft

EPC rating C

A40/M25/M40 motorway links

Large wrap around balcony

Communal rooftop terrace

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.





Location

Bakers Road sits just steps from Uxbridge Underground Station, offering effortless access to Central London via the Metropolitan and Piccadilly line ideal for daily commuting. This is a desirable location in the heart of Uxbridge Town centre with plentiful bars, restaurants, gyms, two shopping centres, plus the Metropolitan and Piccadilly lines run from Uxbridge station. There are a number of well regarded local schools within close proximity including Hermitage primary school and the A40/M40 and M4 are a short drive away offering access to London, Heathrow and the Home Counties.

Property

A bright and contemporary first floor apartment with large floor to ceiling windows, wrap around balcony and a spacious living room with an open-plan fitted kitchen. The kitchen benefits from handle-less high gloss cabinetry with soft close drawers and quartz worktops. Fitted with premium Smeg appliances including hob, extractor, fan-assisted oven, fridge-freezer, washer/dryer, and dishwasher. There are two well proportioned bedrooms and finalising the apartment is the modern family bathroom with clean, contemporary fittings.

Outside

Externally there is access via the communal door to the side with fob access.



Schools:

Hermitage Primary School 0.3 miles
St Mary's Catholic Primary School 0.4 miles
Whitehall Infant School 0.4 miles



Train:

Uxbridge Station 0.1 miles
Hillingdon Station 1.3 miles
Ickenham Station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		Current	Target
The more efficient - lower running costs			
Very energy efficient - lowest running costs	A		
Energy efficient - low running costs	B		
Decent energy efficiency - below average running costs	C		
Average energy efficiency - average running costs	D		
Below average energy efficiency - above average running costs	E		
Poor energy efficiency - high running costs	F		
Very poor energy efficiency - highest running costs	G		
		75	75
Not energy efficient - higher running costs			
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.