

# Auriol Drive

Hillingdon • Middlesex • UB10 9PP

Guide Price: £130,000



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est 1986

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A well presented one bedroom first floor retirement apartment in Magnolia Court, a retirement development located on Hercies Road. The property is located in North Hillingdon and is just a short walk from shops, bus links and Hillingdon tube station. The property comprises of a 20ft living/dining room, 9ft kitchen, 9ft bedroom with fitted wardrobes and shower room. Chairlift.

Outside there are communal parking bays, gardens and lounge. There is also added benefit of a guest room within the development.

One bedroom apartment

Retirement home (over 60s)

First floor

20ft Living/dining room

9ft Bedroom

9ft Kitchen

Stair lift

Warden controlled

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 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 kitchen, 9ft bedroom and shower room.

### **Location**

Magnolia Court is a quiet and conveniently located development off Hercies Road which is a sought after, tree lined, residential road in North Hillingdon. The property is within walking distance to the U2, 278, 697 and 698 bus stops, along with a number of recreational facilities which include Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and Uxbridge leisure centre. The A40 and Hillingdon train station with its direct links to Baker Street and the City are a short distance away along with a number of local shops on Hillingdon Circus which include a newsagents, butchers and bakers. Hillingdon Park Baptist Church and Dovetail dining centre are also within close proximity to the property, which is popular among resident

### **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

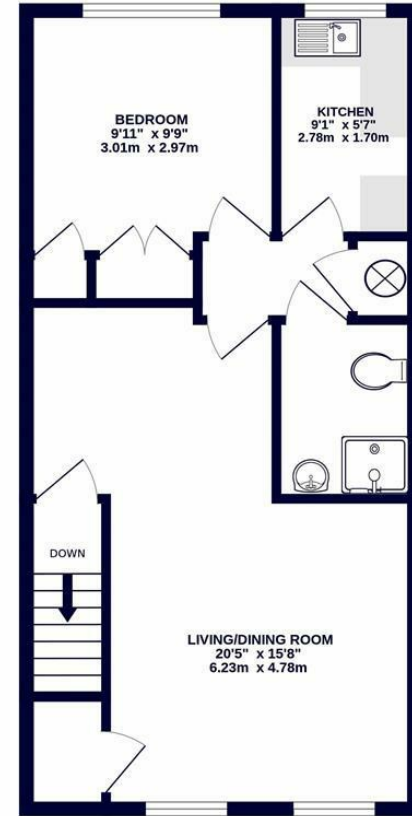
(Distances are straight line measurements from centre of postcode)



ENTRANCE FLOOR  
38 sq ft. (3.5 sq m.) approx.



1ST FLOOR  
509 sq ft. (47.0 sq m.) approx.



TOTAL FLOOR AREA: 544 sq ft. (50.5 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   |         |        |
| B   |         |        |
| C   |         |        |
| D   |         |        |
| E   |         |        |
| F   |         |        |
| G   |         |        |
| Not energy efficient - higher running costs |         |        |
| 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.