

# Lindie Gardens

Uxbridge • Middlesex • UB8 1GR  
Guide Price: £300,000



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A modern two bedroom apartment situated on the third floor of a well maintained development in Lindie Gardens, Uxbridge. The property offers generously sized bedrooms, two bathrooms, a spacious living area, and a fitted kitchen. Further benefits include allocated parking and excellent access to transport links, with Uxbridge town centre and local amenities just a short distance away.

Modern two bedroom apartment

Third floor

Generously sized bedrooms

Two bathrooms

Spacious living area

Fitted kitchen

Allocated parking

Various transport links

Located near Uxbridge town centre

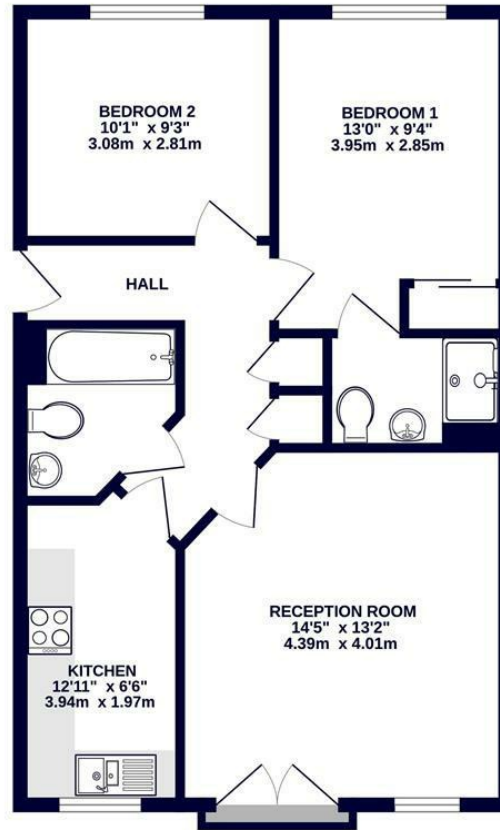
Close to local amenities

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.





3RD FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		03 December 2022/01/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.