

# Kings Mill Way

Denham • Buckinghamshire • UB9 4BS

Guide Price: £290,000



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A contemporary one bedroom ground floor apartment on the sought after "Kings Island" development. The property is currently let out at £1350 making it perfect for an investor. The apartment comprises: One double bedroom with built in wardrobes, contemporary shower room, 15ft Living room, a modern kitchen with granite worktops and a outside terrace.

Contemporary apartment

Ground floor

One double bedroom

Modern kitchen

Shower room

Open plan living area

Concierge

Allocated parking space

Waterside development

Currently let out for £1350 pcm

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.



**NB**

EWS1 Form issued on this property as of 22/01/2022.

**SITUATION**

Kings Mill Way is conveniently situated just off the Oxford Road, a short walk from Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach, as are Hillingdon Hospital, Brunel University, Stockley Park and Heathrow. The area is served by a number of well-regarded primary and secondary schools including grammar schools in Buckinghamshire.

**DESCRIPTION**

A very well-presented one bedroom ground floor apartment on this sought after waterside development. The accommodation comprises a good size hallway, living room, open plan kitchen with granite work tops and appliances, double bedroom with fitted wardrobes and a modern shower room.

**OUTSIDE**

Outside directly off the main living room is a small terrace area and the property also comes with an allocated parking space.

**SAT NAV**

UB9 4BS



### Schools:

Hermitage Primary School (0.5 Miles)  
St Mary's Catholic Primary School (0.6 Miles)  
St Andrew's CofE Primary School (0.8 Miles)



### Train:

Uxbridge Station (0.5 mi)  
Hillingdon Station (1.5 mi)  
Denham Station (1.9 mi)



### Car:

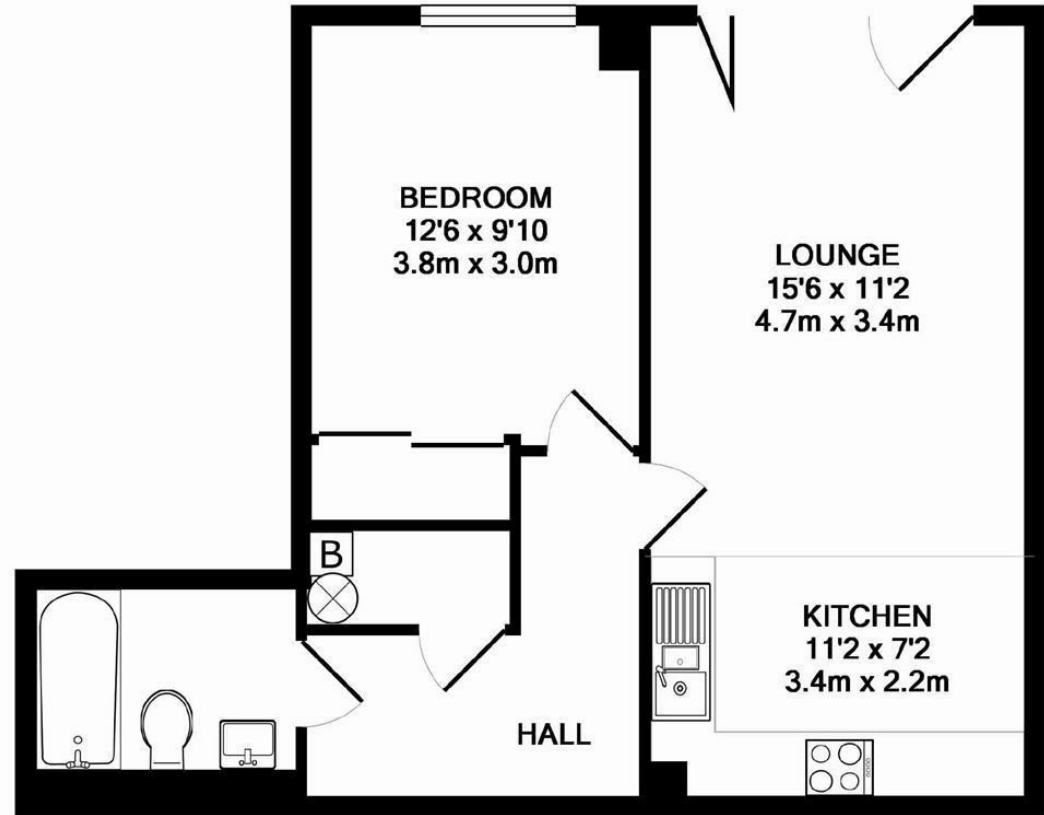
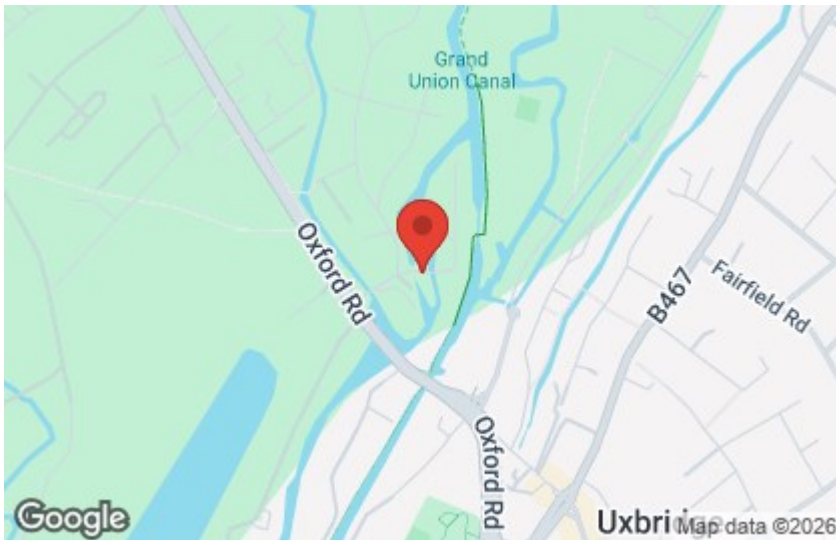
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	79	80
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

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.