



**RE/MAX**  
Prime Estates



## Laburnum Court 9 Harefield Road, Uxbridge, UB8 1FQ

### By auction £110,000

Located within the well-maintained and welcoming Laburnum Court over-60s development, this bright and well-presented one-bedroom retirement apartment offers comfortable, low-maintenance living in a highly convenient Uxbridge location. The property benefits from a recently updated kitchen, secure entry system, residents' parking and is offered to the market through the Modern Method of Auction.

The apartment opens into a spacious entrance hall providing access to all rooms and useful built-in storage.

The living and dining room is generously proportioned and enjoys excellent natural light from large windows, creating a comfortable and inviting space for both relaxing and entertaining.

The modernised kitchen has been recently updated with contemporary cabinetry, updated worktops and integrated appliances, offering a practical and easy-to-maintain cooking space.

The bedroom is a well-sized double with fitted storage, designed to maximise floor space and functionality.

The shower room has been fitted with a clean, accessible suite including walk-in shower, wash basin and WC, designed with ease of use in mind.

A secure video intercom entry system provides additional peace of mind.

Situated on Harefield Road, the development is within walking distance of Uxbridge town centre, offering a wide range of shops, supermarkets, cafés, healthcare facilities and local services. Uxbridge Underground Station (Metropolitan and Piccadilly Lines) provides direct links into central London, while nearby parks and riverside walks offer accessible outdoor space.

Communal

Entrance Hall

Living / Dining Area 17'7" x 11'1" (5.38 x 3.39)

Kitchen 8'11" x 5'11" (2.73 x 1.82)

Bedroom 20'9" x 5'3" (6.33 x 1.62)

#### Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

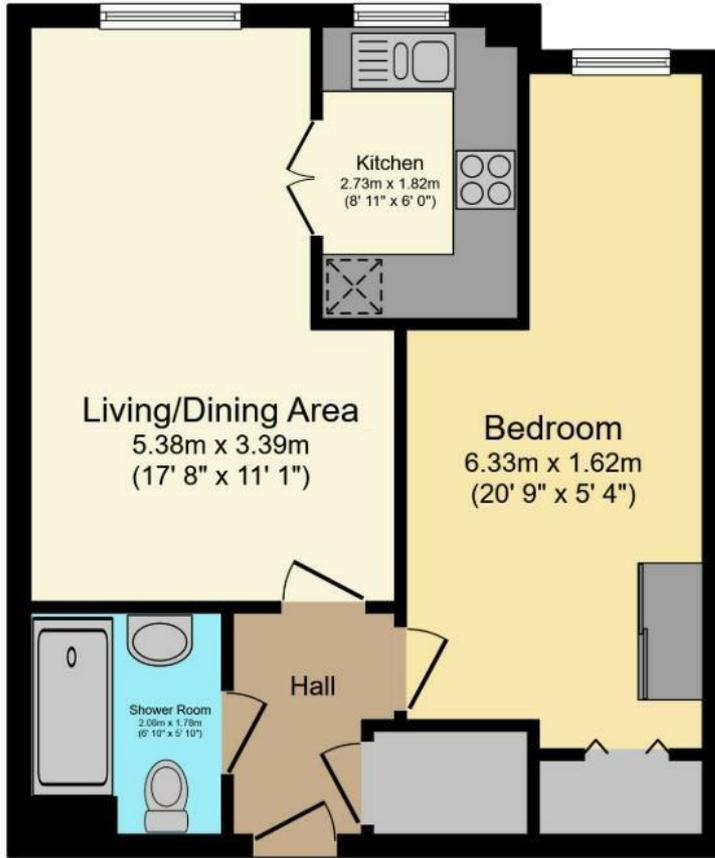
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

# Floor Plan

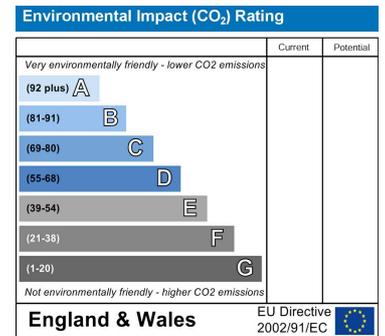
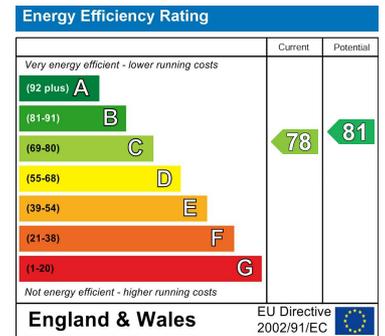


Total floor area 46.5 sq.m. (501 sq.ft.) approx

# Area Map



# Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.