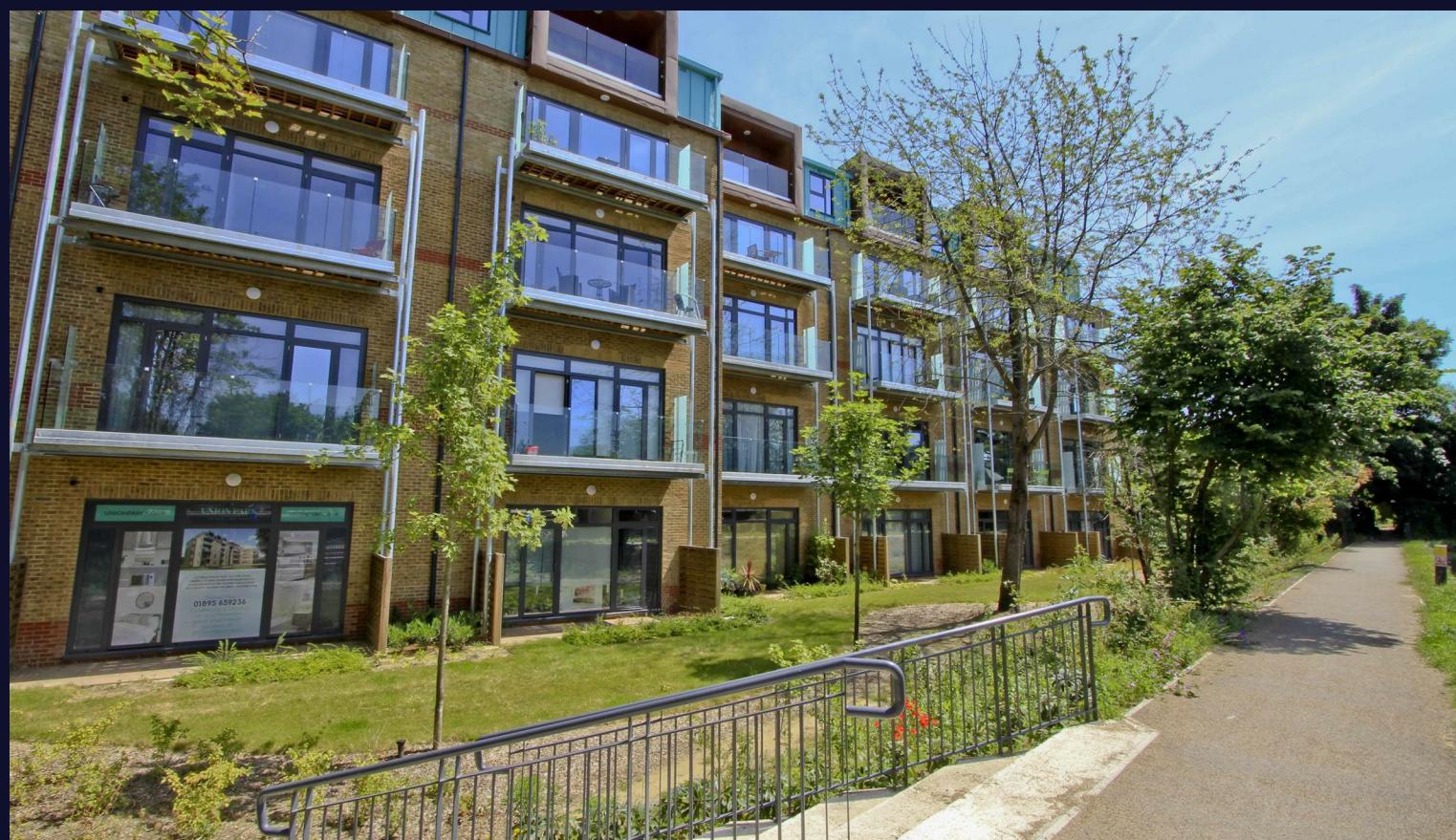


Brindley Place

Uxbridge • Middlesex • UB8 2UF
Guide Price: £260,000



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Brindley Place

Uxbridge • Middlesex • UB8 2UF

A second floor modern, open plan design apartment with high ceilings and full height windows for excellent natural light in a secure

gated development. Weston Court is conveniently situated close to a number of local amenities including Hillingdon Hospital, Brunel University and Stockley Business Park. An exclusive development within a tranquil canalside setting within convenient proximity of Crossrail connections.

One bedroom modern apartment

Secure gated development

Contemporary kitchen

Allocated parking

Closeby to numerous amenities

Concierge on site

Easy access to transport links

Excellent condition throughout

Secure entry phone system

Well maintained communal areas

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

Weston Court is situated close to a number of local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25. Uxbridge Underground station is just a short drive away along with its high street full of a multitude of shops, restaurant and bars. The property is also within close proximity to West Drayton High Street which has the added advantage a mainline station and Crossrail.

Property

A second floor modern, open plan design apartment with high ceilings and full height windows for excellent natural light. The accommodation on offer briefly comprises large entrance hall with a large built in storage cupboard, living space and a contemporary kitchen is fitted with integrated appliances, and a range of handle-less grey kitchen units and work surfaces with an inset sink and electric hob with extractor above, the bedroom has the benefit of built in wardrobes. The family bathroom has a bath with shower over, vanity wash basin and w.c.

Outside

The property has communal grounds for residents to enjoy and there is allocated parking where there is also electric charging available.



Schools:

Cowley St Laurence Primary School 0.3 miles
 Meadowview High school 0.7 miles
 Pield Heath School 0.8 miles



Train:

West Drayton Station 0.8 miles
 Uxbridge station 1.7 miles
 Iver station 1.4 miles



Car:

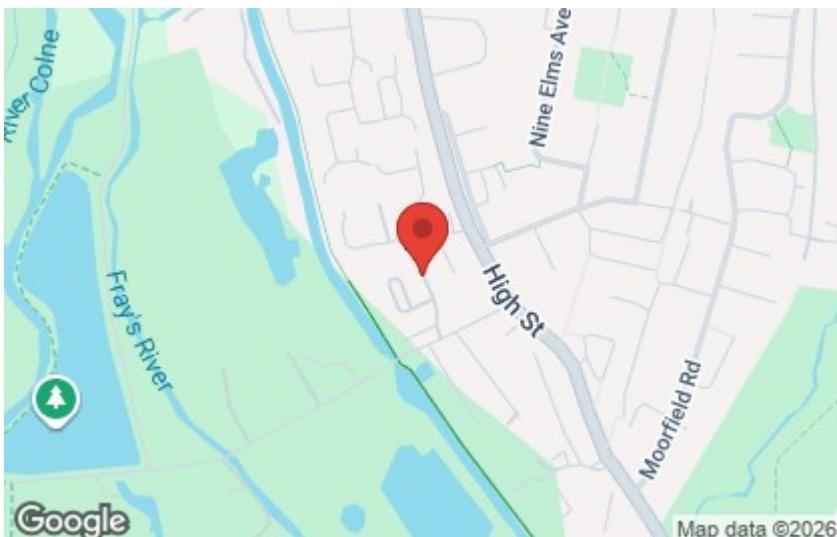
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



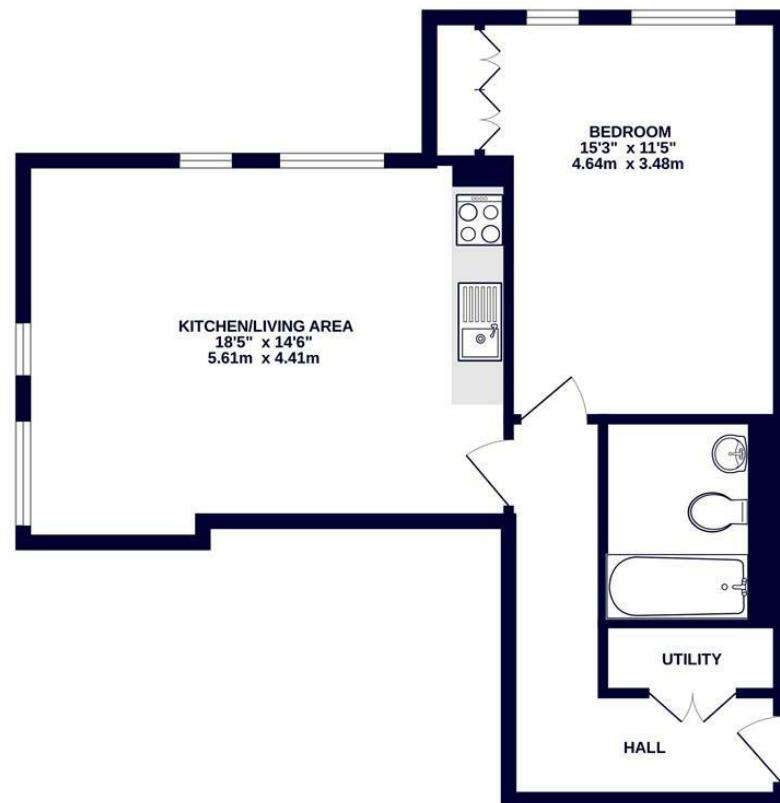
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2ND FLOOR
 570 sq.ft. (52.9 sq.m.) approx.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
83-100 A	83
80-82 B	83
76-79 C	83
70-69 D	
65-64 E	
60-59 F	
55-50 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any inaccuracies or mis-statements. This plan is for illustrative purposes only and should be treated 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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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.