



Magnolia Court, Auriol Drive, Uxbridge, UB10 9PP

This is a well presented & spacious 1 bedroom first floor RETIREMENT FLAT located in the ever popular Magnolia Court, North Hillingdon ideally positioned within walking distance of an array of shops and bus routes on nearby Long Lane and also within a few hundred yards of Hillingdon Underground station (Piccadilly & Metropolitan line). The property is **STRICTLY FOR PEOPLE OVER 60**. The accommodation comprises entrance , spacious living room / dining room, modern fitted kitchen & bathroom. Externally the property offers well kept communal gardens and a residence private car park. There is also the benefit of a communal social lounge ideal for entertaining / visiting. **VACANT POSSESSION!**

Asking Price £139,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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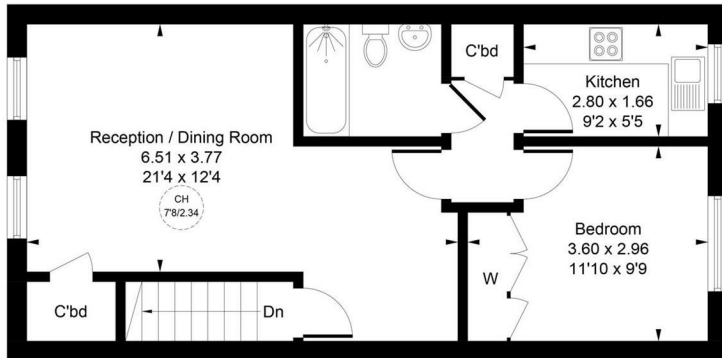


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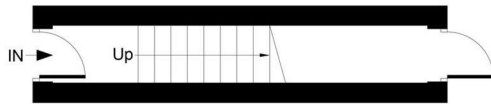
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Approximate Gross Internal Area = 55.13 sq m / 593 sq ft



First Floor

CH = Ceiling Height




Ground Floor

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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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