

Kings Mill Way

Denham • Buckinghamshire • UB9 4BS

Guide Price: £225,000



coopers
est 1986

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An attractive one bedroom top floor apartment located on the sought after "King's Island" development. Built by Weston Homes in 2012 this fantastic waterside development has a secure gated entrance and a full time concierge. The apartment offers an open-plan living room with a contemporary kitchen including appliances, double bedroom with built-in wardrobes and a modern bathroom. Other benefits include an allocated parking space, long lease and no onward chain.

Contemporary apartment

Kitchen with integrated appliances

Open plan living room

Gated development

Allocated parking

Long lease

Riverside views

Modern bathroom

Full time concierge

Walking distance to Uxbridge Station

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

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. There are pleasant country walks within close proximity including Denham Country Park and long walks along the Grand Union Canal.

Property

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

Outside

Kings Island is a secure gated development with a full time on-site concierge. There is allocated parking for one car.



Schools:

Hermitage Primary School 0.5 miles
St Mary's Catholic Primary School 0.6 miles
Vyners School 1.1 miles



Train:

Uxbridge 0.5 miles
Hillingdon 1.5 miles
Ickenham 1.9 miles



Car:

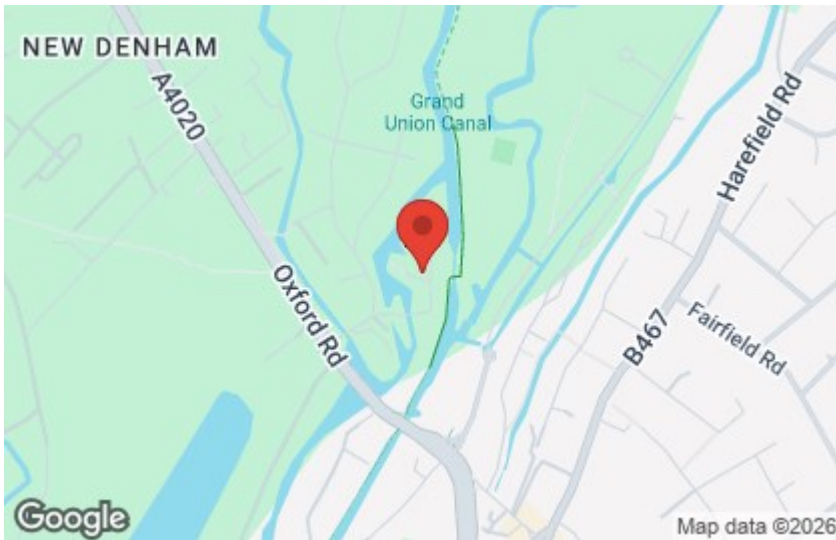
M4, A40, M25, M40



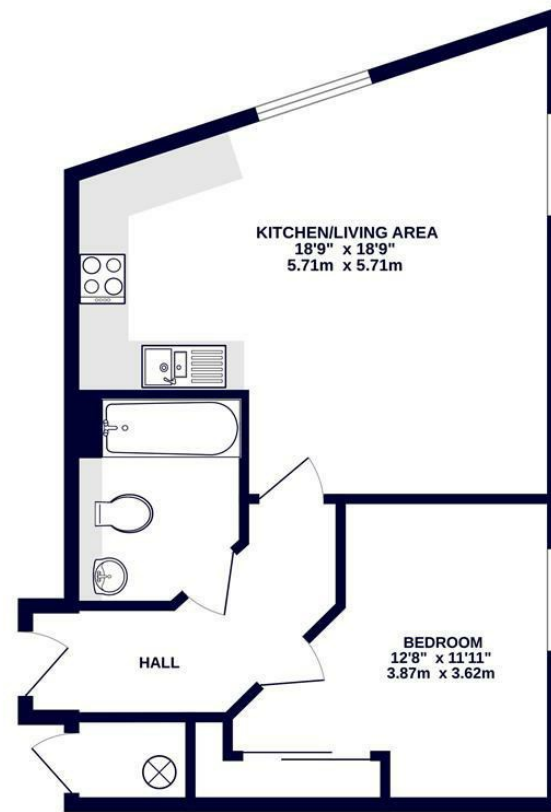
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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	80	80
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher 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.