

# Partridge Close

Uxbridge • Middlesex • UB10 0FZ

Offers In Excess Of: £249,900



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# Partridge Close

**Uxbridge • Middlesex • UB10 0FZ**

A second floor, one bedroom apartment situated on Partridge close, just off of Vine Lane a most sought after road in North Hillingdon. There are well regarded schools in close proximity and a number of recreational facilities. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line

Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties. The property features an entrance hall with doors leading into a spacious 16ft open-plan living room, 15ft kitchen, 16ft bedroom with fitted wardrobes, and bathroom.

One bedroom apartment

Second floor

Sought after location

Modernised

16ft living room

15ft kitchen

16ft bedroom with fitted wardrobes

Close to local amenities

Great transport links

Allocated parking

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.







### Property

This well-maintained one bedroom apartment that is located on the second floor of Partridge Close. The property features an entrance hall with doors leading into a spacious 16ft open-plan living room, 15ft kitchen, 16ft bedroom with fitted wardrobes, and bathroom.

### Location

A newly built development constructed by Charles Church is superbly situated just off of Vine Lane a most sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity and a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

### Outside

The property offers allocated parking along with ample visitor bays.





### Schools:

ACS Hillingdon International School 0.5 miles  
The John Locke Academy 0.5 miles  
Uxbridge High School 1.1 miles



### Train:

Uxbridge Station 1.0 miles  
Hillingdon Station 1.6 miles  
West Drayton 3.6 miles



### Car:

M4, A40, M25, M40



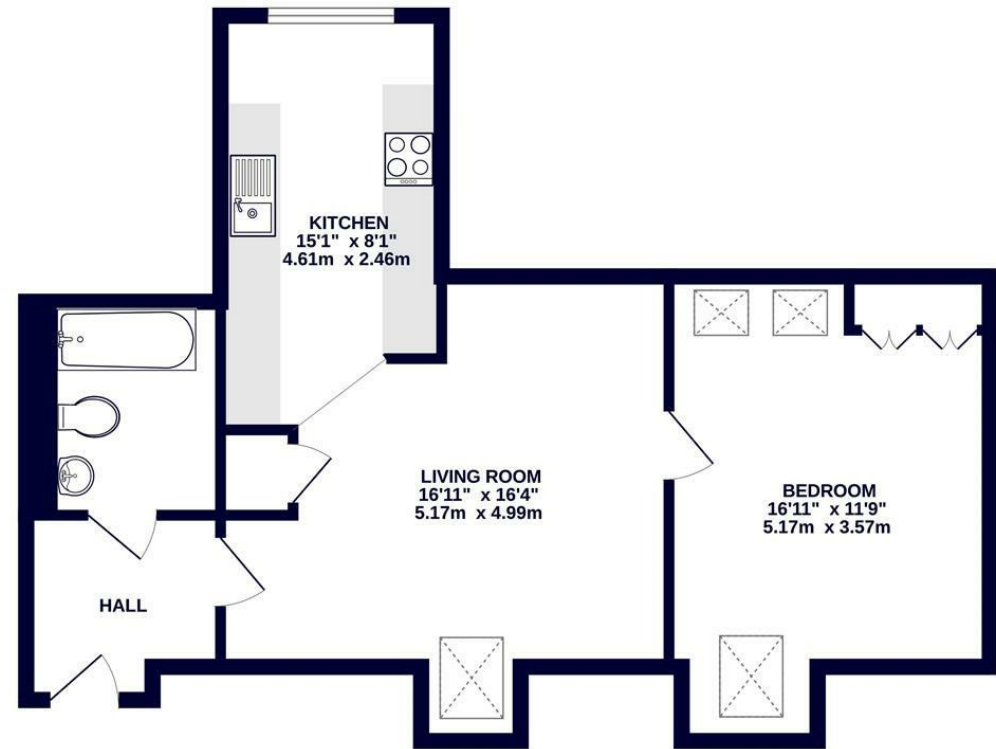
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



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TOTAL FLOOR AREA: 594 sq.ft. (55.2 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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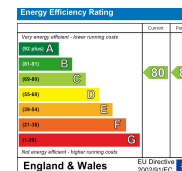
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