

Crispin Way

Hillingdon • Middlesex • UB8 3WS

Guide Price: £270,000



coopers
est 1986

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Crispin Way is a popular residential gated development, that was constructed in 2004, providing easy access to a number of local amenities including Brunel University, Hillingdon Hospital (directly opposite) and Uxbridge town centre. Presenting an outstanding opportunity as a first home or an investment, this spacious and light filled, two bedroom apartment is offered to the market with no onward chain. Accommodation comprises of an entrance hallway, 14ft living room, 9ft kitchen, 14ft master bedroom, 14ft second bedroom and family bathroom.

Two bedroom

Apartment

Second floor

No onward chain

Good location

14ft Lounge

14ft Master bedroom

Opposite Hillingdon Hospital

Walking distance from Brunel University

Gated development

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.





Directions

From leaving our office on Hillingdon Hill, proceed straight down Royal Lane, once you reach the mini roundabout turn left onto Pield Heath Road. At the first set of traffic lights turn left into the gated development and follow it round to the right onto Crispin Way.

Situation

Crispin Way is a modern gated development of apartments and houses located opposite Hillingdon Hospital and a short stroll from Hillingdon Hill offering easy access to bus/road links, local shops and Hillingdon Golf Course. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for Stockley Park, Hillingdon Hospital, Brunel University and Heathrow Airport as well as a number of motorway links including the A40/M40, M4 and M25 with their links to London and the Home Counties.

Description

Presenting an outstanding opportunity as a first home or an investment, this spacious and light-filled, two bedroom apartment boasts a secure communal entryphone system, entrance hallway, 14ft living room, 9ft kitchen, 14ft master bedroom, 14ft second bedroom, family bathroom and ample loft space for storage.

Outside

Offers gated entrance and well kept communal grounds.



Schools:

Bishopshalt Secondary School 0.4 miles
 Hillingdon Primary School 0.5 miles
 Cowley St Laurence CofE Primary School 0.8 miles



Train:

West Drayton Station 1.3 miles
 Uxbridge Station 1.5 miles
 Hillingdon Station 1.9 miles



Car:

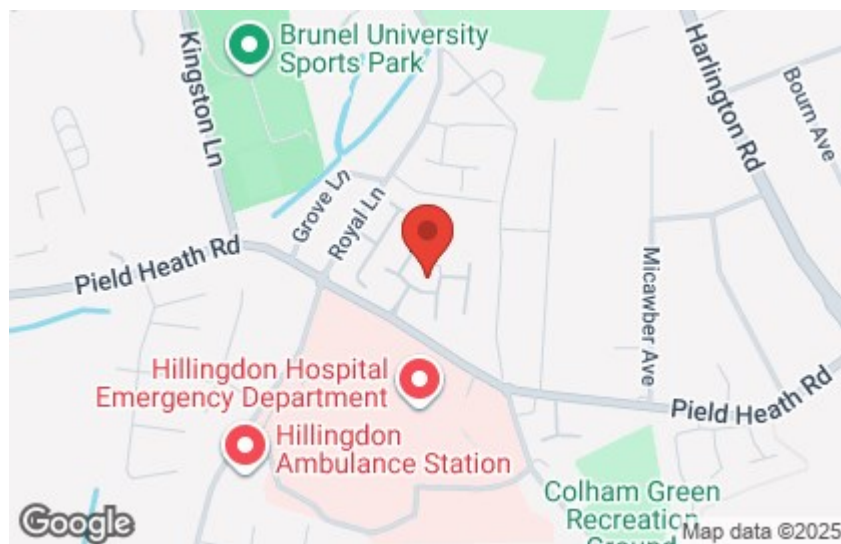
M4, A40, M25, M40



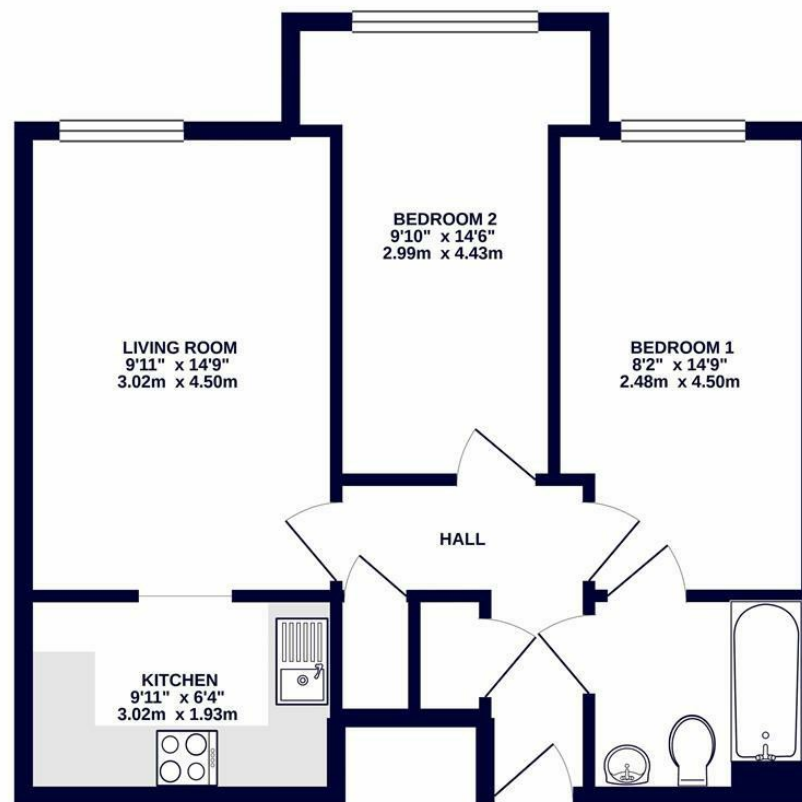
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



3RD FLOOR
 547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 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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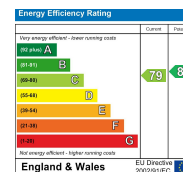
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